



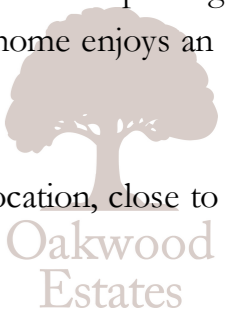
This spacious three bedroom terraced property has been thoughtfully extended to the rear and offers a modern and practical layout throughout. Offered to the market in a beautifully presented condition, and ideally positioned less than one mile from Langley station.

At the heart of the home is the recently installed contemporary grey kitchen, featuring ample worktop space and high spec integrated appliances including a gas cooker and extractor fan.

The ground floor also includes a 14ft sitting room, additional study/family room, and large convenient downstairs shower room. Upstairs, the property provides three well-proportioned bedrooms and a family bathroom, all kept in a good, clean and tidy condition, making the home ready to move into.

The rear of the property benefits from gated access, allowing vehicles to enter the garden with parking space for up to three cars, an exceptional advantage in this location. The front of the home enjoys an outlook over a pleasant communal green.

This attractive property is an excellent opportunity for families to enjoy the fantastic location, close to schools, transport links and local amenities.



Property Information

-  THREE BEDROOM TERRACED PROPERTY
-  EXTENDED AT THE REAR
-  POPULAR RESIDENTIAL LOCATION WITHIN WALKING DISTANCE TO LOCAL SCHOOLS
-  RECENTLY RENOVATED KITCHEN
-  LESS THAN 1 MILE TO LANGLEY STATION
-  GOOD CONDITION THROUGHOUT
-  TWO BATHROOMS INCLUDING DOWNSTAIRS SHOWER ROOM
-  OFF STREET PARKING AT THE REAR
-  LOW MAINTENANCE FRONT AND REAR GARDEN
-  OVER 1,000 SQ FT

					
x3	x1	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Humber Way
Approximate Floor Area = 95.03 Square meters / 1022.89 Square feet

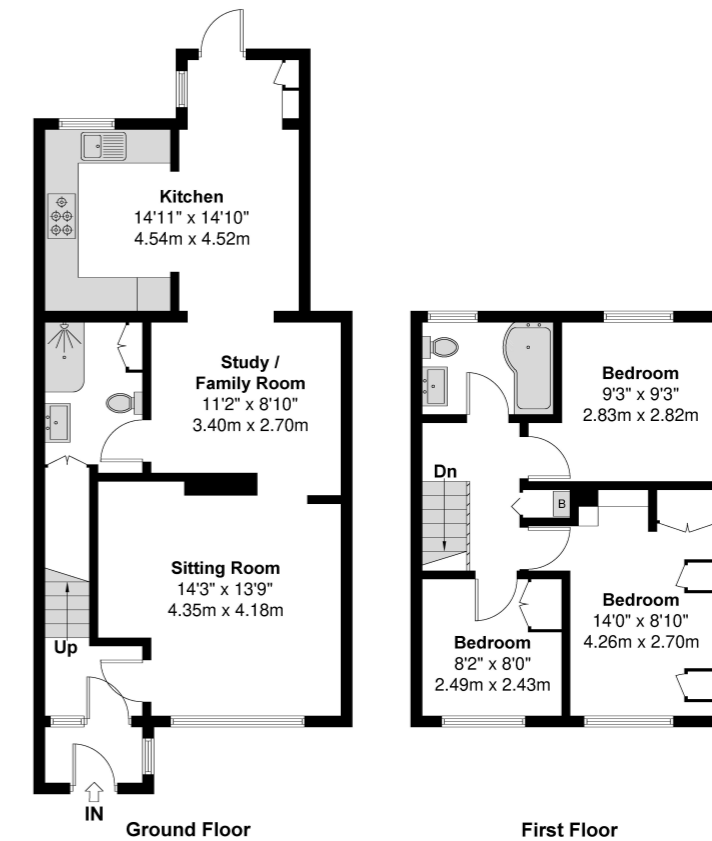


Illustration for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Transport Links

NEAREST STATIONS:

- Langley - 0.8 miles
- Iver - 1.6 miles
- Datchet - 1.9 miles

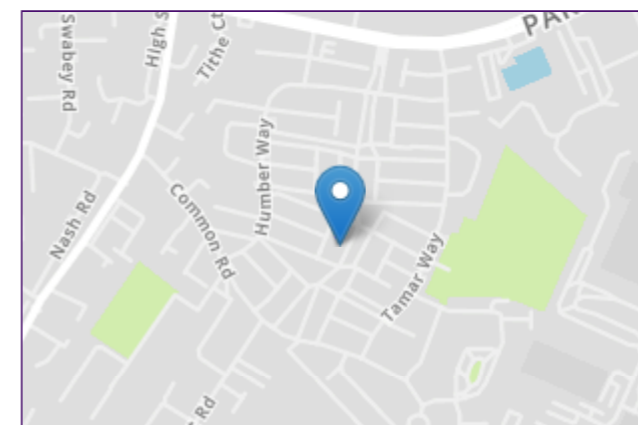
Local Schools

PRIMARY SCHOOLS:

- Foxborough Primary School
280 yards
- Holy Family Catholic Primary School
640 yards
- Marish Primary School 710 yards
May 2022
- Langley Hall Primary Academy
0.5 miles
- The Langley Heritage Primary
0.5 miles

SECONDARY SCHOOLS:

- Langley Grammar School
0.5 miles
- The Langley Academy
0.7 miles
- Langley Hall Arts Academy
0.9 miles
- Ditton Park Academy
1.4 miles
- St Bernard's Catholic Grammar School
1.6 miles
- Upton Court Grammar School
1.7 miles
- Council Tax**
Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	