

This charming period property is offered to the market in an excellent condition, modernized throughout yet in keeping with the original character of the house, providing a stunning family home that is located a short walk from Langley station, servicing the Elizabeth Line into London.

The property features two reception rooms suitable for both living and dining and a downstairs cloakroom. A rear extension at the back of the property provides space for a stunning 23ft kitchen/breakfast room featuring shaker-style cupboards complemented by modern worktops and breakfast bar, tiled floor and double doors opening to the rear garden.

Rising to the first floor is the main family bathroom and three excellent size double bedrooms boasting a range of fitted cupboards, and two original fireplaces in character with the 20th century build.

The rear garden is of fantastic size, mostly laid to lawn with an outbuilding for additional storage, whilst the front is block paved suitable for parking for 2 cars.

The property is offered to the market in a fantastic location for local schooling, with an already complete chain.

# Property Information

- THREE BEDROOM DETACHED PERIOD PROPERTY
- LARGE MODERN KITCHEN EXTENSION
- DRIVEWAY PARKING FOR 2 CARS
- DOWNSTAIRS CLOAKROOM AND SPACIOUS FAMILY BATHROOM
- WALKING DISTANCE TO Langley STATION

- SUPERBLY PRESENTED THROUGHOUT
- PRIVATE REAR GARDEN WITH OUTBUILDING FOR ADDED STORAGE
- 23FT MODERN KITCHEN
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL SCHOOLS

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

## Transport Links

### NEAREST STATIONS:

Langley - 630 yards

Iver - 1.4 miles

Datchet - 2.3 miles

## Local Schools

### PRIMARY SCHOOLS:

The Langley Heritage Primary

330 yards

Langley Hall Primary Academy

470 yards

Marish Primary School

600 yards

Foxborough Primary School

0.6 miles

The Langley Academy Primary

0.7 miles

### SECONDARY SCHOOLS:

Langley Hall Arts Academy

0.6 miles

The Langley Academy

0.6 miles

Langley Grammar School

0.7 miles

Ditton Park Academy

1.5 miles

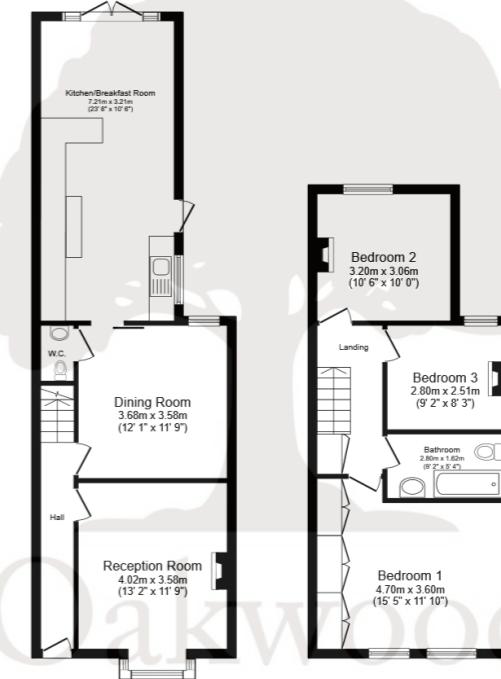
St Bernard's Catholic Grammar School

1.5 miles

### Council Tax

Band D

# Floor Plan



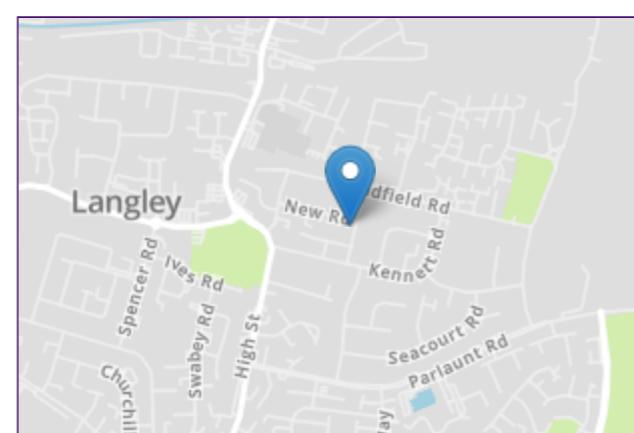
Ground Floor      First Floor  
Floor area 59.1 sq.m. (636 sq.ft.)      Floor area 45.0 sq.m. (485 sq.ft.)

Total floor area: 104.1 sq.m. (1,120 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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 Govview.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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	
(39-54)	E	57
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		