



Offered to the market with no onward chain comes this two double bedroom first floor maisonette situated in the heart of Langley Village, close by to local ofsted-rated schools and Langley Elizabeth Line station, with easy access to the M4 & M25 Motorway networks. The property boasts a 15ft sitting/ dining room, a fitted kitchen, with access to the communal rear garden, two double bedrooms, both of which benefit from built-in wardrobes, family bathroom, and a further storage cupboard. Further benefits include; ample residence parking and a private garage.

The property would be a perfect first time buy or investment purchase.



Property Information

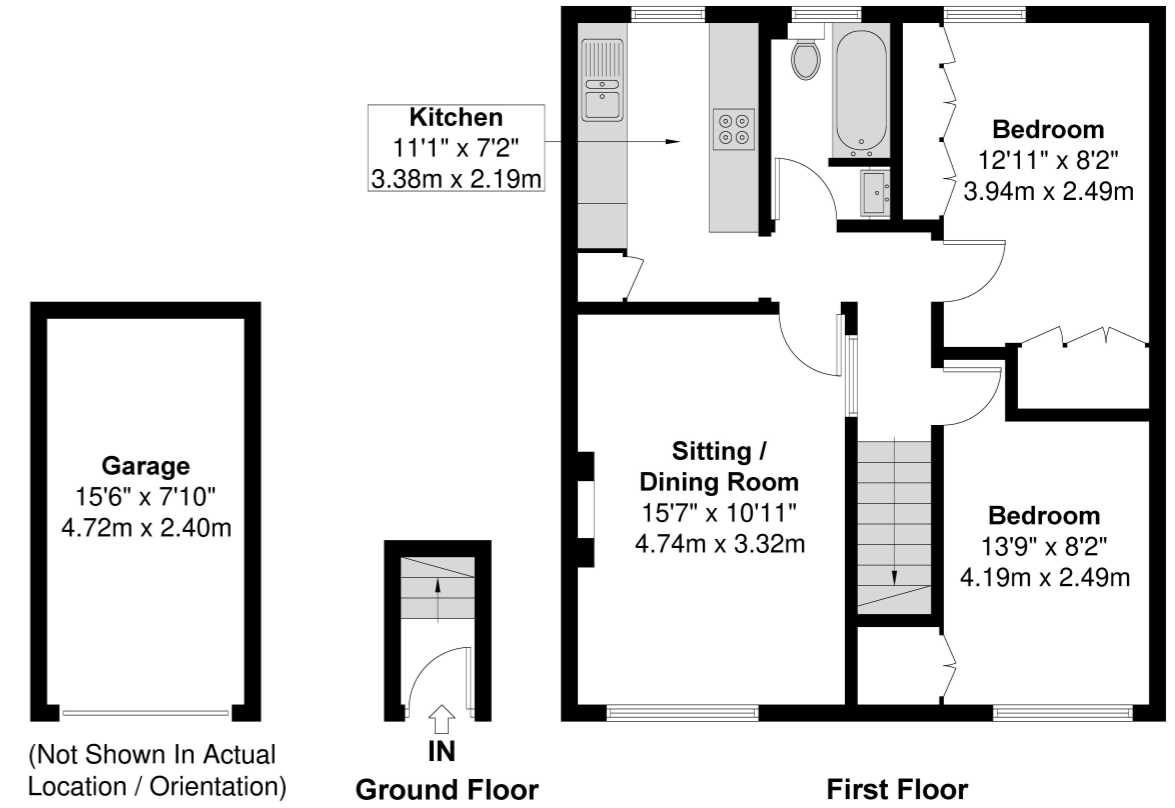
- TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE
- PRIVATE GARAGE AND AMPLE PARKING
- NO ONWARD CHAIN INVITING A QUICK SALE
- 120 YEAR LEASE
- EASY ACCESS TO M4/M25 MOTORWAY NETWORKS
- LOW GROUND RENT AND SERVICE CHARGE
- GREAT OPPORTUNITY FOR INVESTMENT/ FIRST TIME BUY

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

Floor Plan



Wylands Road
 Approximate Floor Area = 59.30 Square meters / 638.29 Square feet
 Garage Area = 11.28 Square meters / 121.41 Square feet
 Total Area = 70.58 Square meters / 759.70 Square feet



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- 1.8 miles
- Datchet- 1.8 miles
- Sunnymeads- 2 miles
- Slough- 2.3 miles

Local Schools

PRIMARY SCHOOLS:

- Foxborough Primary School- 320 yards
- Holy Family Catholic Primary School- 390 yards
- Marish Primary School- 620 yards
- Langley Hall Primary Academy- 1/2 a mile

The Langley Heritage Primary- 0.6 miles

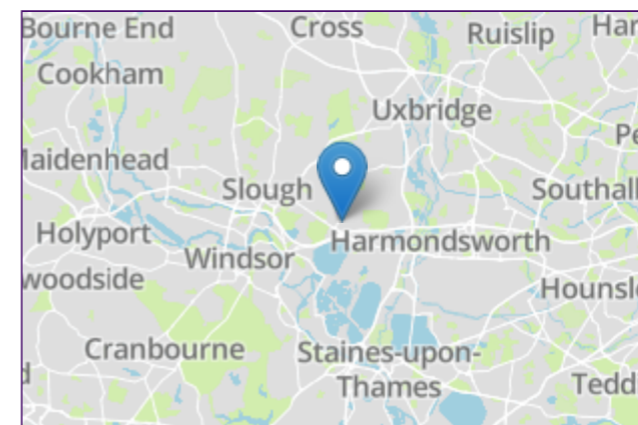
The Langley Academy Primary- 0.7 miles

SECONDARY SCHOOLS:

- Langley Grammar School- 710 yards
- The Langley Academy- 0.7 miles
- Langley Hall Arts Academy- 0.8 miles
- Ditton Park Academy- 1.2 miles
- St Bernard's Catholic Grammar School- 1.4 miles

Council Tax

Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	79