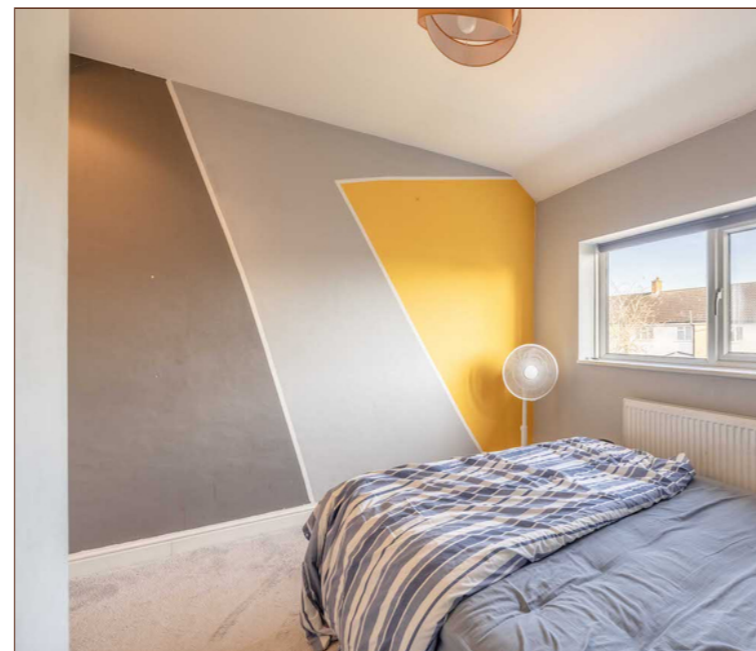


Offered to market is this two bedroom mid-terraced property, ideal for first time buyers or a perfect investment opportunity.

The entrance hallway leads to a spacious living room with front aspect window and spotlights, whilst to the rear of the property the kitchen is fitted with a good range of units, integrated oven and double doors overlooking the garden.

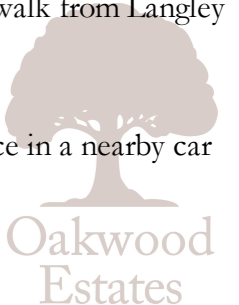


Stairs lead to the first floor which consists of two spacious double bedrooms and a family bathroom. The master bedroom enjoys a large amount of natural light with a tastefully chosen grey carpets and fitted wardrobes.

Offered with the property is a good size very low maintenance garden laid to patio and artificial grass, with storage space to the rear.

The property is offered to the market in a quiet location near multiple local schools, and a short walk from Langley station.

There is on-street parking available on Parry Green North/South, or you can rent a parking space in a nearby car park from the local authority for £8 per calendar month.



## Property Information

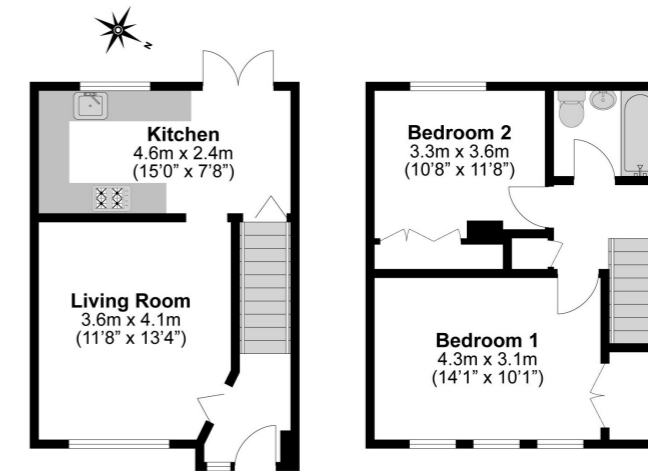
-  2 BEDROOM TERRACED HOUSE
-  TASTEFULLY DECORATED THROUGHOUT
-  LARGE WINDOWS PROVIDING AMPLE NATURAL LIGHT INTO THE HOUSE
-  ELIZABETH LINE CONNECTIONS
-  FIRST TIME TO THE MARKET
-  ARTIFICIAL GRASS
-  PRIVATE REAR GARDEN
-  NO ONWARD CHAIN
-  INVESTMENT OPPORTUNITY
-  GRAMMAR SCHOOL CATCHMENT AREA

					
<b>x2</b>	<b>x1</b>	<b>x1</b>	<b>0</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

## Floor Plan

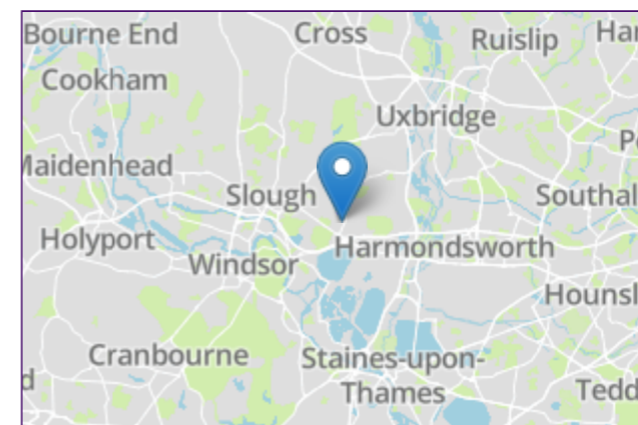


**Total Approximate Floor Area**  
764 Square feet  
71 Square metres



**Illustrations are 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Parking

There is on-street parking available or you can rent a bay in a very close by car park opposite the property for £8 per month

### Transport Links

#### NEAREST STATIONS

Langley Station - 0.6 miles

Datchet Station - 1.8 miles

Iver Station - 1.9 miles

### Nearest Schools

Marish Primary School  
0.2 miles

Langley Grammar School  
0.2 miles

The Langley Academy  
0.2 miles

The Langley Academy Primary  
0.2 miles

Langley Hall Primary Academy  
0.3 miles

Holy Family Catholic Primary School  
0.4 miles

Ryvers School  
0.5 miles

Foxborough Primary School  
0.6 miles

Ditton Park Academy  
1.0 miles

**Council Tax**  
Band C