

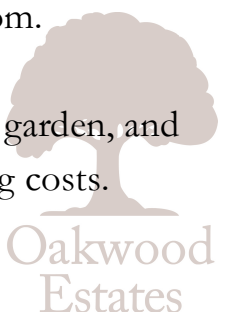
Occupying a generous corner plot in a prime location near Langley Station, this spacious home offers a unique opportunity to secure a property with excellent potential, set within a substantial plot that includes a large wraparound garden to the side.

The property boasts a generous 1,560 square ft of living space suitable for a growing family to enjoy versatile living accommodation, with scope to improve and modernise.











The ground floor comprises a bright 18ft conservatory leading into a practical kitchen and dining area, and a generously sized living room at the front of the house.

Upstairs are three well-proportioned bedrooms, a family bathroom and staircase leading to the converted loft room, perfect for use as a home office or guest bedroom.

Additional benefits include a detached garage, fantastic-sized south facing rear garden, and excellent energy efficiency with an EPC rating of B, ensuring lower running costs.



Property Information

- **GENEROUS CORNER PLOT**
- **EXCELLENT LOCATION NEAR LANGLEY STATION**
- **EXCELLENT OPPORTUNITY TO DEVELOP AND MODERNISE**
- **HUGE SOUTH FACING GARDEN**
- **DETACHED GARAGE**
- **4 BEDROOM SEMI-DETACHED HOUSE**
- **1,560 SQUARE FT**
- **SCOPE FOR EXTENSION (STPP)**
- **18FT CONSERVATORY**
- **EXCELLENT B RATED EPC**

					
x4	x2	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

NEAREST STATIONS:

- Langley (Berks) 440 yards
- Iver 1.7 miles
- Slough 2 miles
- Datchet 2.1 miles

Local Schools

PRIMARY SCHOOLS

- Langley Hall Primary Academy
330 yards
- Marish Primary School
560 yards
- The Langley Academy Primary
670 yards
- The Langley Heritage Primary
0.6 miles
- Ryvers School
0.7 miles
- Holy Family Catholic Primary School
0.8 miles

Foxborough Primary School
0.8 miles

SECONDARY SCHOOLS

Langley Hall Arts Academy
350 yards

The Langley Academy
520 yards

Langley Grammar School
0.6 miles

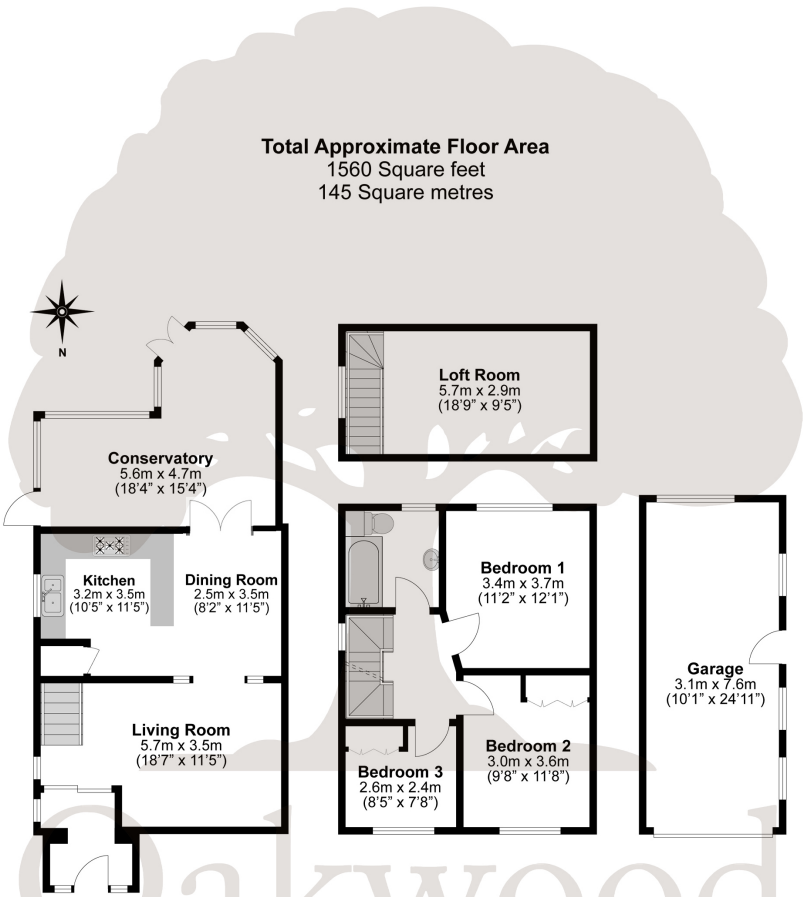
St Bernard's Catholic Grammar School
1.2 miles

Ditton Park Academy
1.2 miles

Upton Court Grammar School
1.4 miles

Council Tax
Band E

Floor Plan



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.

