



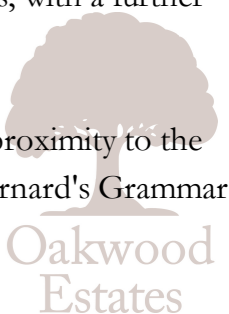
Perfectly situated less than a five minute walk to Langley station, this three bedroom semi-detached property occupies a desirable plot on the main Langley Road and offers great potential for extension (STPP) as well as internal modernisation.





Externally, the front aspect offer a great degree of privacy with shrubbery borders and a good sized front garden with driveway parking to the right for multiple cars, setting the property back from the main road. There is also a 20ft detached garage and a rear garden which is mainly laid to lawn and a delightful area of patio for relaxing and entertaining.





Internally, there is a welcoming entrance hall leading to the 14ft sitting room to the left and 13 ft diner, there is also a kitchen, with integrated oven and gas hot overlooking the spacious rear garden.

On the first floor there are two double bedrooms, both accompanied by built in wardrobes, with a further single room and three piece family bathroom.

A prime opportunity to purchase on one of Langley most desirable road due to the close proximity to the station as well as the abundance of local schools including both Langley Grammar and St Bernard's Grammar schools.



-  THREE BEDROOM SEMI DETACHED HOUSE
-  WALKING DISTANCE TO LANGLEY STATION WITH CONNECTIONS TO LONDON PADDINGTON
-  DETACHED GARAGE AND DRIVEWAY PARKING FOR AT LEAST TWO CARS
-  IDEALLY LOCATED FOR BOTH PRIMARY/ SECONDARY & GRAMMAR SCHOOLS

-  DESIRABLE LANGLEY ROAD LOCATION
-  POTENTIAL FOR EXTENSION (STPP) & INTERNAL MODERNISATION
-  REAR GARDEN IN EXCESS OF 80FT
-  DESIRABLE PLOT SIZE

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



Langley Road
 Approximate Floor Area = 94.63 Square meters / 1018.58 Square feet
 Garage Area = 16.60 Square meters / 178.68 Square feet
 Total Area = 111.23 Square meters / 1197.26 Square feet

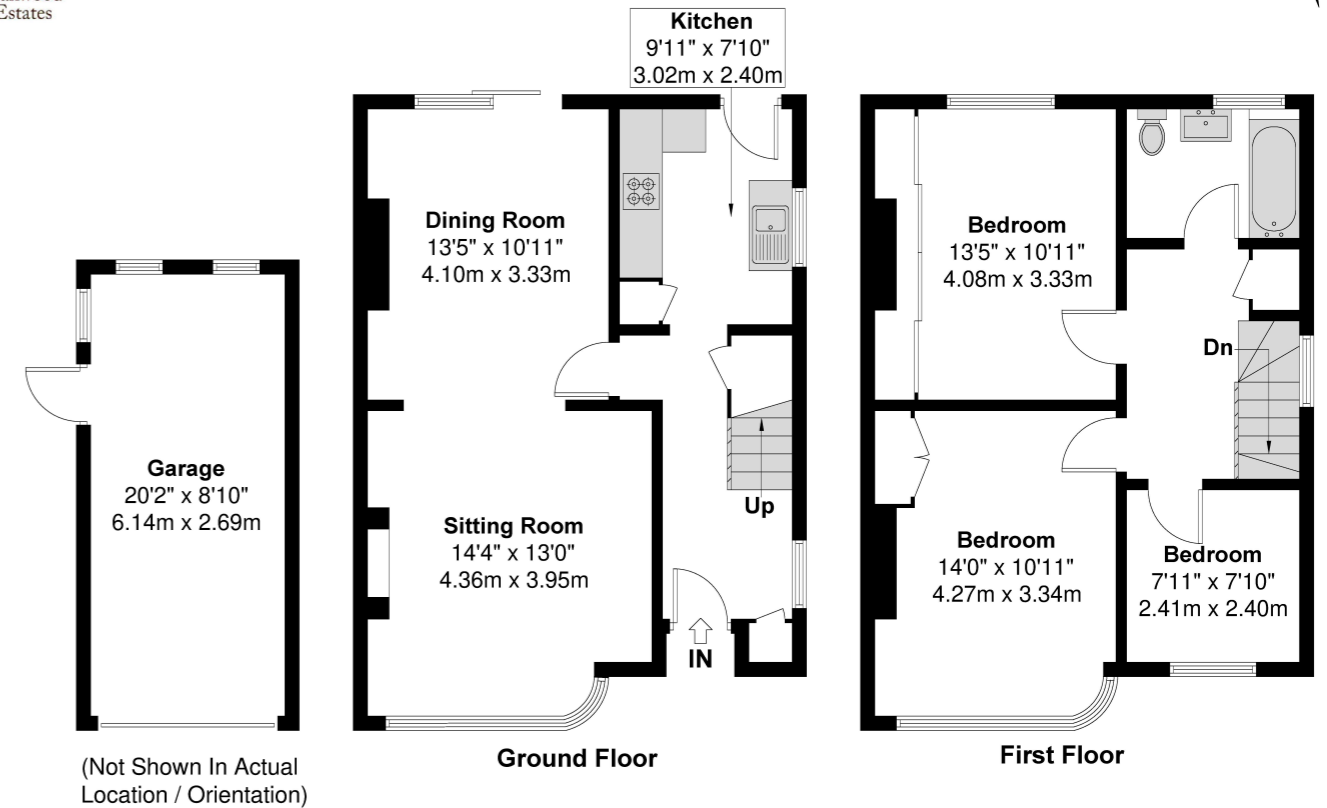
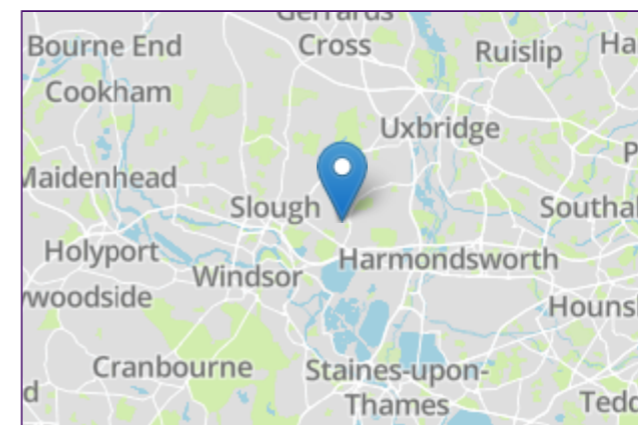


Illustration for identification purposes only, measurements are approximate, not to scale.

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- 0.4 miles
- Slough- 1.8 miles
- Iver- 1.9 miles
- Datchet- 1.9 miles

- Langley Hall Arts Academy- 0.28 miles
- Langley Grammar School- 0.4 miles
- St Bernard's Catholic Grammar School- 1 mile
- Ditton Park Academy- 1.1 miles
- Upton Court Grammar School- 1.2 miles

Council Tax
 Band E

Local Schools:

PRIMARY SCHOOLS:

- The Langley Academy Primary- 0.2 miles
- Langley Hall Primary Academy- 0.25 miles
- Marish Primary School- 0.27 miles
- Ryvers School- 0.49 miles
- Holy Family Catholic Primary School- 0.6 miles
- The Langley Heritage Primary- 0.7 miles
- Foxborough Primary School- 0.8 miles
- Castleview Primary School- 0.8 miles

SECONDARY SCHOOLS:

- The Langley Academy- 0.1 miles