

This two bedroom property, a very well kept traditional mid-terraced house, is located a stone's throw from multiple nearby schools including the ever-popular Langley Academy and Langley Grammar.

The property boasts a fantastic size, beautifully manicured, east-facing back garden, a paved driveway providing off street parking for two cars, and secure gated side access to the rear.

Internally the property stretches 785 square ft. with spacious downstairs living accommodation comprising living room and 15ft kitchen across the back of the house. The kitchen features a good range of fitted units, breakfast area providing sufficient space for dining furniture, and a large larder underneath the staircase.








The two bedrooms are located upstairs along with a family bathroom. The master stretches an impressive 14ft providing the potential to create a third bedroom, and offers integrated storage and large windows allowing ample natural light into the room. The second bedroom offers excellent space for large wardrobes to be fitted, and room for a double bed.

The rear garden is mostly laid to lawn, with a patio area at the back, garden shed and beautifully mature trees and shrubs.



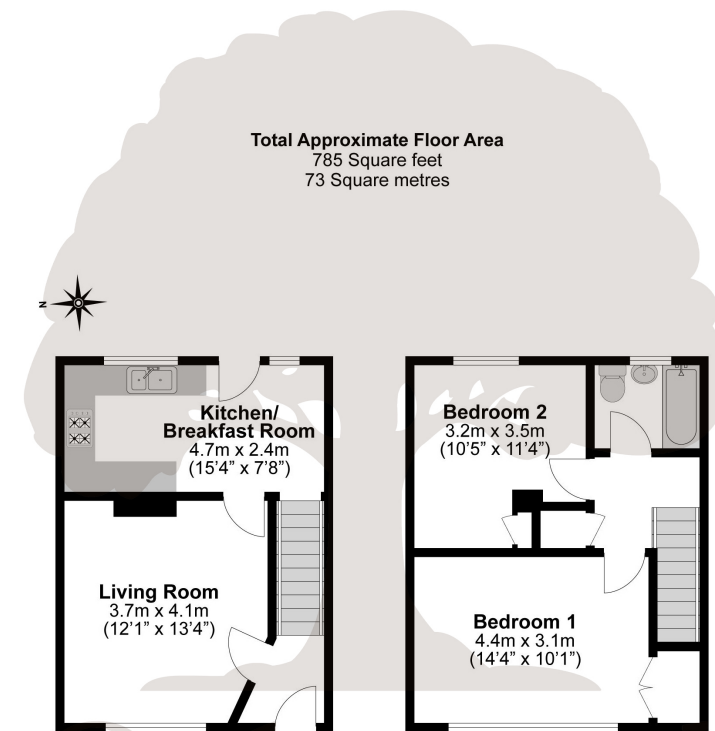


## Property Information

-  TRADITIONAL MID-TERRACED PROPERTY
-  BEAUTIFULLY KEPT REAR GARDEN
-  785 SQUARE FT
-  VERY CLOSE TO LANGLEY ACADEMY AND LANGLEY GRAMMAR SCHOOL
-  GATED SIDE ACCESS
-  IDEAL STARTER HOME
-  TWO GOOD SIZE BEDROOMS INCLUDING 14FT MASTER WITH INTEGRATED STORAGE
-  DRIVEWAY PARKING FOR 2 CARS
-  14FT KITCHEN WITH BREAKFAST AREA AND LARGE LARDER
-  1 MILE FROM LANGLEY CROSSRAIL STATION

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

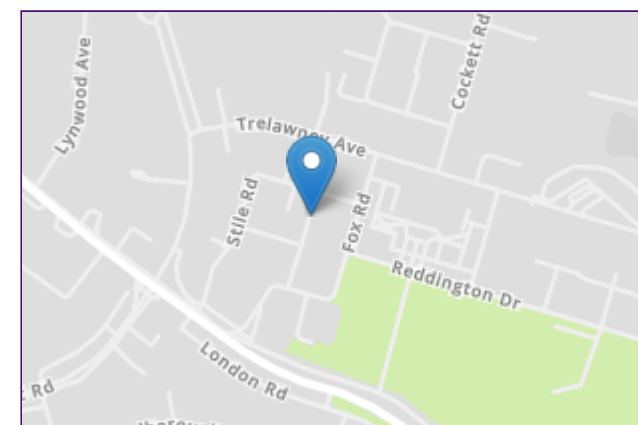
## Floor Plan



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

Oakwood  
Estates

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 - 1.1 miles

Datchet - 1.4 miles

Slough - 1.4 miles

### Local Schools

#### PRIMARY SCHOOLS

Ryvers School

360 yards

The Langley Academy Primary

760 yards

Marish Primary School

0.8 miles

Holy Family Catholic Primary School

0.8 miles

Langley Hall Primary Academy

0.8 miles

#### SECONDARY SCHOOLS

Ditton Park Academy

790 yards

Langley Grammar School

860 yards

The Langley Academy

0.5 miles

St Bernard's Catholic Grammar School

0.6 miles

Upton Court Grammar School

0.7 miles

### Council Tax

Band C