

Occupying a desirable end plot within walking distance of Langley Grammar School, this two bedroom property serves as a fantastic starter home for a small family, and benefits a recent redecoration throughout.

The property comprises a porch entrance, living room and 15ft kitchen with access to an external storage shed adjacent to the back of the house.

The first floor offers two spacious double bedrooms both benefiting integrated wardrobes, and a family bathroom.

The very low-maintenance rear garden is fully laid to patio with two storage sheds. The front of the house also offers a fenced front garden which is mostly laid to lawn, offering potential to create a driveway. There is currently ample on street parking available.

The property is offered to the market with no onward chain, inviting the possibility of a very quick sale for investment or first time buyers.



Property Information

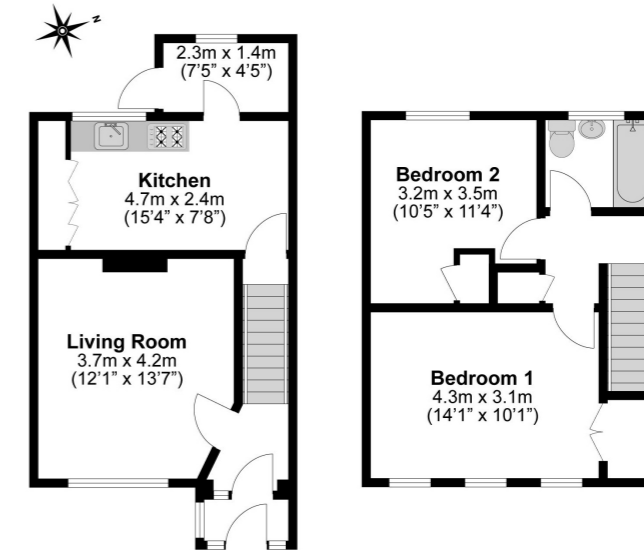
Floor Plan

-  TWO BEDROOM MID-TERRACED HOUSE
-  WALKING DISTANCE TO LANGLEY GRAMMAR SCHOOL
-  828 SQUARE FEET
-  ADJACENT ON-STREET PARKING AVAILABLE
-  NEWLY DECORATED
-  IDEAL STARTER HOME
-  NO ONWARD CHAIN
-  LOW MAINTENANCE PATIO GARDEN
-  GAS SAFE & EICR AVAILABLE



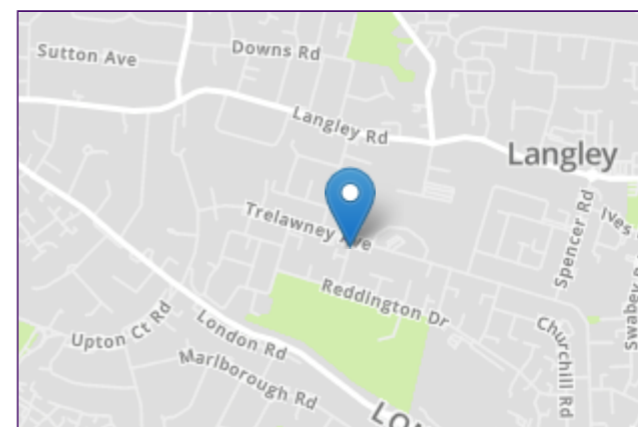
Total Approximate Floor Area
828 Square feet
77 Square metres

					
x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Transport Links

Nearest stations:

- Langley (0.8 miles)
- Slough (1.6 miles)
- Datchet (1.6 miles)

The property is located with easy access to J5 of M4 with links to M40 and M25.

Local Schools

PRIMARY SCHOOLS

- Ryvers School
0.2 miles away
- The Langley Academy Primary
0.2 miles away
- Castleview Primary School
0.4 miles away
- Marish Primary School
0.5 miles away

Langley Hall Primary Academy
0.6 miles away

SECONDARY SCHOOLS

- The Langley Academy
0.2 miles away
- Langley Grammar School
0.3 miles away
- Ditton Park Academy
0.7 miles away
- St Bernard's Catholic Grammar School
0.7 miles away
- Upton Court Grammar School
0.9 miles away
- Council Tax**
Band C