



Situated in a prime location within walking distance of multiple nearby primary schools, as well as Langley Grammar School, this three bedroom detached property is offered to the market with no onward chain, inviting a quick sale.

The ground floor features spacious entrance hallway with access to a downstairs cloakroom and leading to fitted kitchen. The main reception room lies across the back of the house overlooking the rear garden, and stretches 20ft with ample space for both living and dining furniture.

The first floor features three good size bedrooms and a family bathroom featuring modern tiles and corner shower cubicle.

The rear garden is mostly laid to shingle with gates for side access and dropped kerb to allow parking. Alternatively there is on-street parking available.

The property is ideally located a short distance from Langley station and would ideally suit a family.

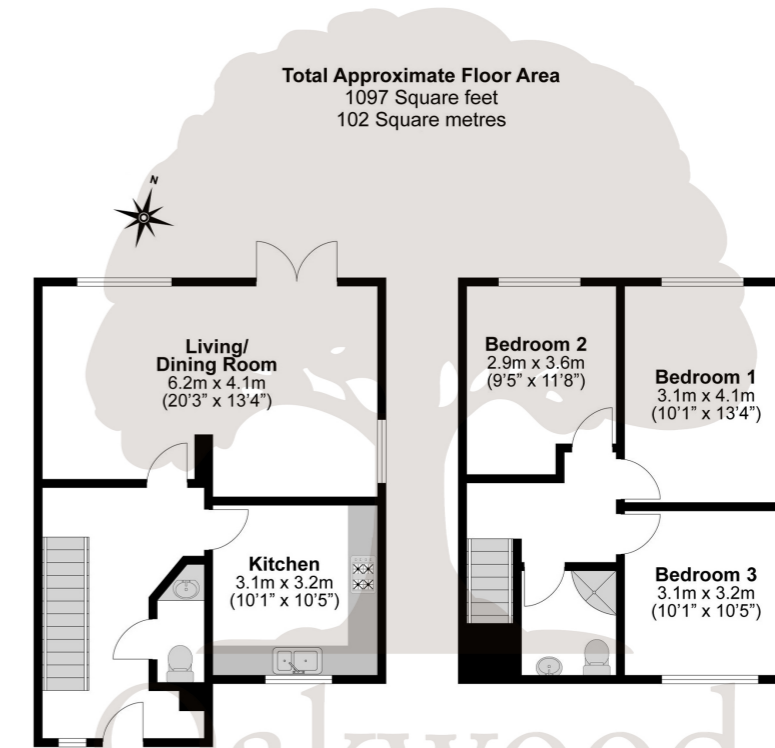


## Property Information

-  THREE BEDROOM DETACHED HOUSE
-  WALKING DISTANCE TO LANGLEY GRAMMAR SCHOOL AND LANGLEY STATION
-  SPACIOUS KITCHEN
-  DOWNSTAIRS CLOAKROOM & MODERN FAMILY SHOWER ROOM
-  NO CHAIN
-  CLOSE TO MULTIPLE LOCAL LANGLEY SCHOOLS
-  20FT RECEPTION ROOM
-  PRIVATE REAR GARDEN
-  OPTION FOR REAR PARKING WITHIN GARDEN
-  BUILT IN 1996

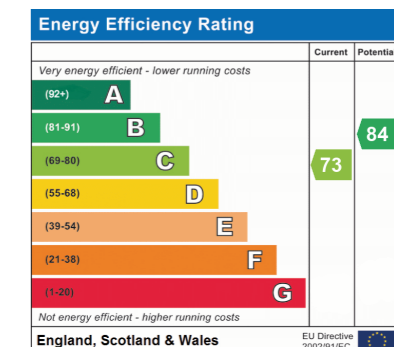
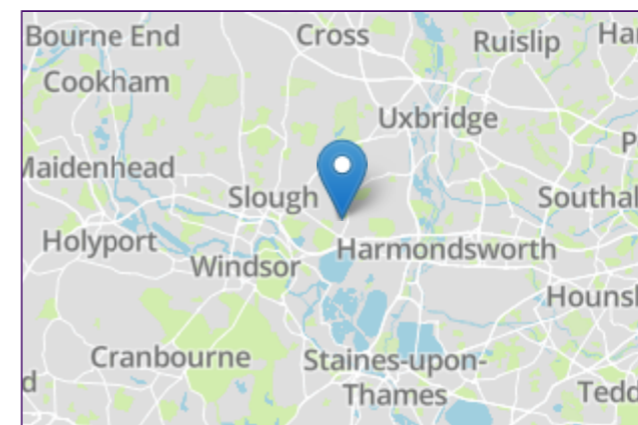
					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>x1</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

## Floor Plan



**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.



### Transport Links

#### NEAREST STATIONS:

Langley Station (0.4 mi)

Iver Station (1.7 mi)

Datchet Station (2.0 mi)

### Local Schools

#### PRIMARY SCHOOLS

Marish Primary School

0.2 miles away

Langley Hall Primary Academy

0.2 miles away

The Langley Academy Primary

0.4 miles away

The Langley Heritage School

0.5 miles away

#### SECONDARY SCHOOLS

Langley Grammar School

0.4 miles away

The Langley Academy

0.4 miles away

St Bernard's Catholic Grammar School

1.3 miles away

Upton Court Grammar School

1.5 miles away

### Council Tax

Band D