



Situated a short walk of three local grammar schools on this popular residential road, this traditional detached house offers three bedrooms and ample outdoor space to both front and back of the property.

The house benefits an existing single rear extension, whilst boasting lots of potential for future double side, double rear and loft extensions (STPP).

The ground floor features living room, separate dining area with storage cupboards, boiler room and downstairs cloakroom. A 14ft kitchen overlooks the delightful rear garden. Three bedrooms are situated on the first floor all with access to the family bathroom.

Externally the west-facing garden that is mostly laid to lawn extends in excess of 60ft, leading to a 12ft outbuilding with potential utilisation as gym or office. The front of the property offers driveway parking for 2 cars.

The property is offered to the market with no onward chain inviting a quick sale.



# Property Information

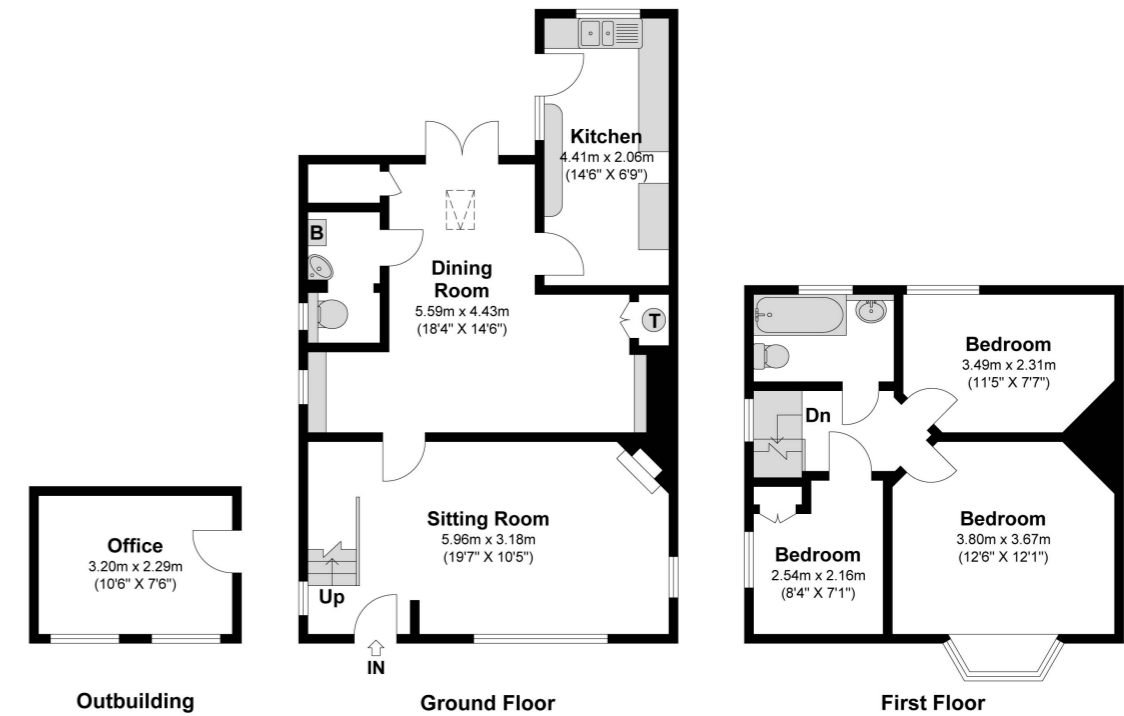
-  TRADITIONAL THREE BEDROOM DETACHED PROPERTY
-  APPROX 1000 SQUARE FT
-  LARGE WEST-FACING REAR GARDEN
-  TWO BATHROOMS
-  WALKING DISTANCE TO THREE GRAMMAR SCHOOLS
-  SCOPE FOR FURTHER DOUBLE STOREY SIDE/REAR AND LOFT EXTENSIONS
-  OUTBUILDING / OFFICE
-  TWO RECEPTION ROOMS
-  12FT BAY-FRONTED MASTER BEDROOM
-  NO CHAIN

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

# Floor Plan



**Chestnut Avenue**  
 Approximate Floor Area  
 920.96 Square feet 85.56 Square metres (Excluding Outbuilding)  
 Outbuilding Area 78.89 Square feet 7.33 Square metres  
 Total Area 999.85 Square feet 92.89 Square metres (Including Outbuilding)



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 (1.2 miles)
- Slough (1.9 miles)
- Datchet (3.1 miles)

## Local Schools

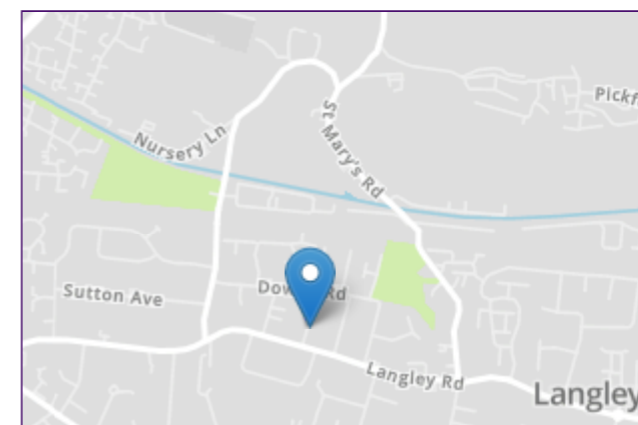
PRIMARY SCHOOLS

- Ryvers School  
0.1 miles away
- The Langley Academy Primary  
0.4 miles away
- Castleview Primary School  
0.5 miles away
- St Bernard's Preparatory School  
0.6 miles away
- Marish Primary School  
0.7 miles away

Langley Hall Primary Academy  
0.8 miles away

SECONDARY SCHOOLS

- The Langley Academy  
0.4 miles away
- St Bernard's Catholic Grammar School  
0.5 miles away
- Langley Grammar School  
0.6 miles away
- Upton Court Grammar School  
0.6 miles away
- Ditton Park Academy  
0.7 miles away
- Council Tax**  
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			79