



A great opportunity for first time buyers or investors alike to modernise and redecorate this traditional 3 bedroom mid-terraced property, located a stone's throw from Foxborough Primary School and within walking distance of Langley station, now servicing Crossrail. The property is offered to the market with the added benefit of no onward chain, inviting the possibility of a quick sale.

The property features kitchen to the front, downstairs cloakroom and spacious 17.5ft living room overlooking the rear garden, with added rear access. On the first floor there are three good sized bedrooms, along with a family bathroom and loft access. Storage facilities can be found externally to the front of the property.

Street parking is available to the front of the house, with ample visitor bays and the potential to convert the front garden to a driveway. Whilst the rear garden is mostly laid to lawn.



Property Information

-  NO ONWARD CHAIN
-  SPACIOUS LIVING ROOM
-  IDEAL STARTER HOME OR INVESTMENT
-  AMPLE ON STREET PARKING AVAILABLE
-  WALKING DISTANCE TO LANGLEY STATION (CROSSRAIL)
-  THREE BEDROOM MID-TERRACED HOUSE
-  DOWNSTAIRS WC AND UPSTAIRS FAMILY BATHROOM
-  GREAT OPPORTUNITY TO REMODERNISE
-  CLOSE TO FOXBOROUGH PRIMARY SCHOOL

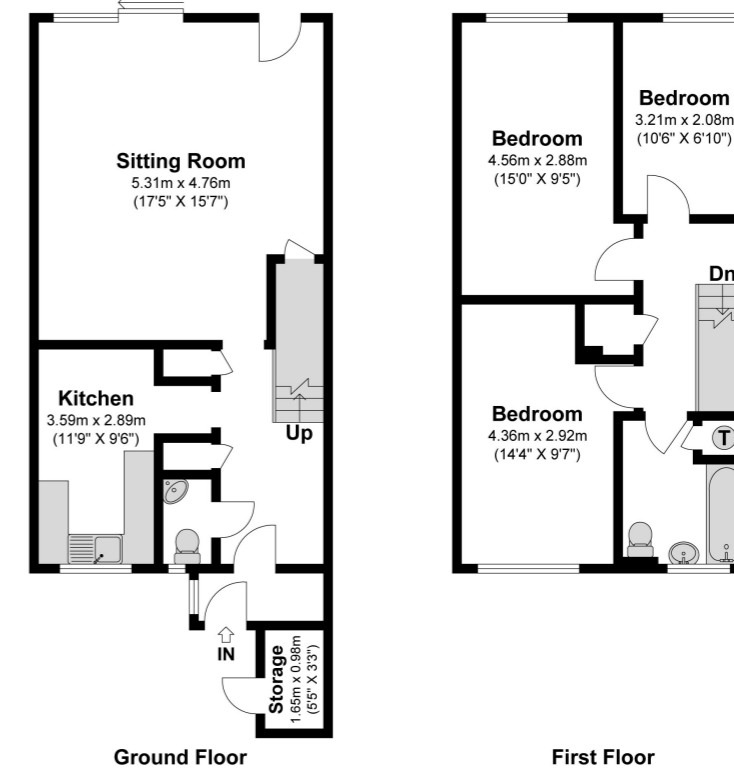
					
x3	x1	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Mendip Close

Approximate Floor Area
 948.73 Square feet 88.14 Square metres (Excluding Storage)
 Storage Area 17.43 Square feet 1.62 Square metres
 Total Area 966.16 Square feet 89.76 Square metres (Including Storage)



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 (0.9 mi)
- Datchet (1.7 mi)
- Sunnymeads (1.8 mi)

The property is well located for access to the M4/M25 and Heathrow airport

Local Schools

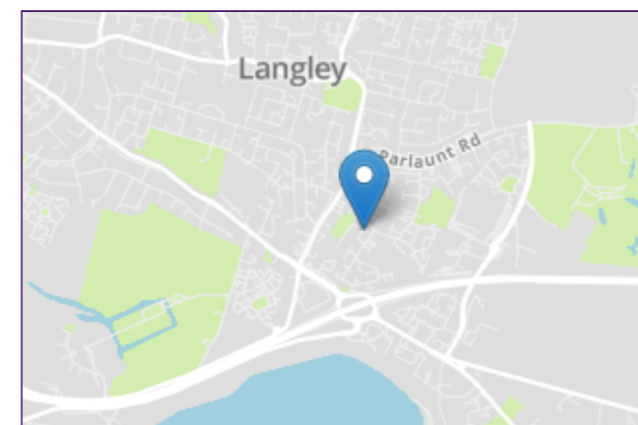
PRIMARY SCHOOLS

- Foxborough Primary School
0.1 miles away
- Holy Family Catholic Primary School
0.3 miles away
- Marish Primary School
0.6 miles away
- Langley Hall Primary Academy
0.7 miles away

The Langley Academy Primary
0.8 miles away

SECONDARY SCHOOLS

- Langley Grammar School
0.6 miles away
- The Langley Academy
0.8 miles away
- Ditton Park Academy
1.3 miles away
- St Bernard's Catholic Grammar School
1.6 miles away
- Churchmead Church of England (VA) School
1.6 miles away
- Council Tax**
Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	