



Situated within a popular residential development just off Sutton Lane in Langley is this beautifully maintained two bedroom mid terraced house.

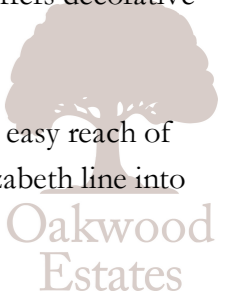
The ground floor features entrance hallway, spacious living room and 13ft kitchen/diner across the back of the property providing access to the garden.

Two good size bedrooms are located on the first floor, the master stretching 10ft across the front of the property with integrated wardrobes, there is also a three piece family bathroom.







Externally the property benefits from a delightful rear garden, mostly laid to lawn with a patio area suitable for garden furniture. A timber framed outbuilding is currently being utilised as an office with power and light, with potential uses including gym or storage.

The front of the property offers parking spaces for two cars, whilst an attractive front garden offers decorative plants.

The property is located a short distance from multiple nearby schools as well as being within easy reach of Heathrow airport. Langley station is approx 0.8 miles away, now servicing Crossrail's new Elizabeth line into London.



Property Information

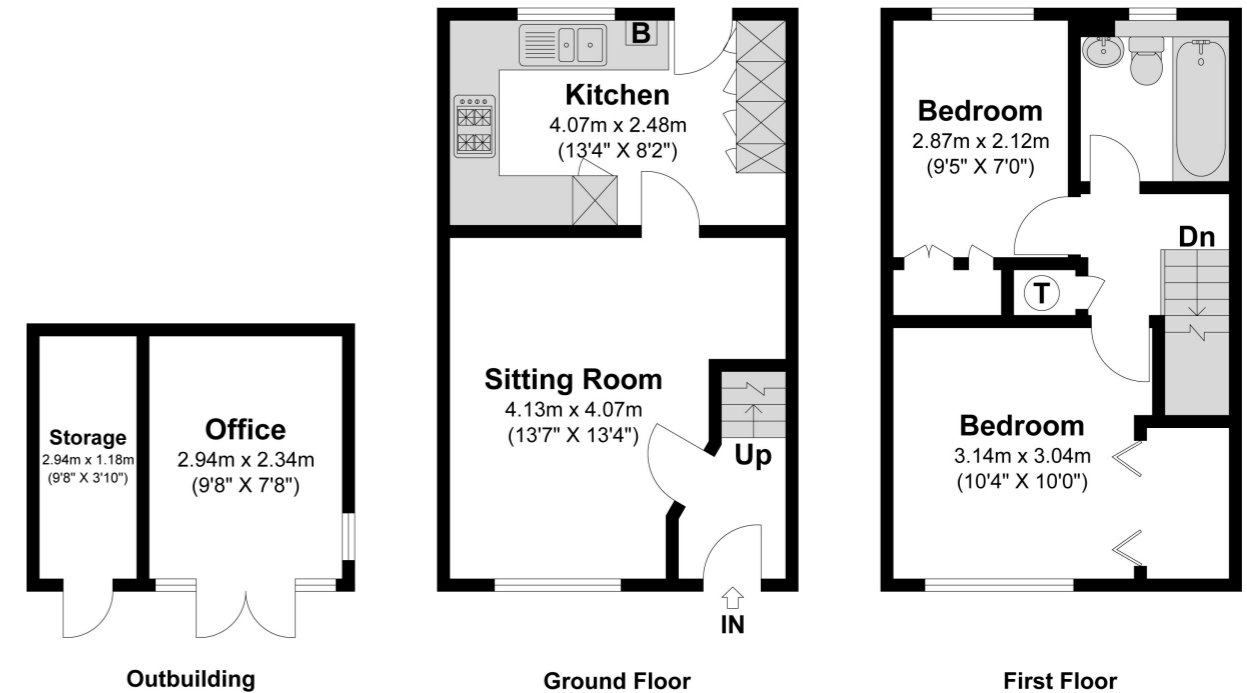
-  TWO BEDROOM MID-TERRACED HOUSE
-  11FT TIMBER-FRAMED OUTBUILDING/OFFICE
-  SHORT COMMUTE TO HEATHROW AIRPORT
-  POPULAR DEVELOPMENT OFF SUTTON LANE
-  PARKING FOR TWO CARS
-  IDEAL STARTER HOME
-  DOUBLE ROOMS WITH INTEGRATED WARDROBES
-  WITHIN EASY REACH OF MULTIPLE SCHOOLS
-  ATTRACTIVE FRONT AND REAR GARDENS

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

Floor Plan



Blunden Drive
 Approximate Floor Area
 592.33 Square feet 55.03 Square metres (Excluding Outbuilding)
 Outbuilding Area 116.14 Square feet 10.79 Square metres
 Total Area 708.47 Square feet 65.82 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 - 0.8 miles
- Iver - 1.2 miles
- Slough - 2.2 miles

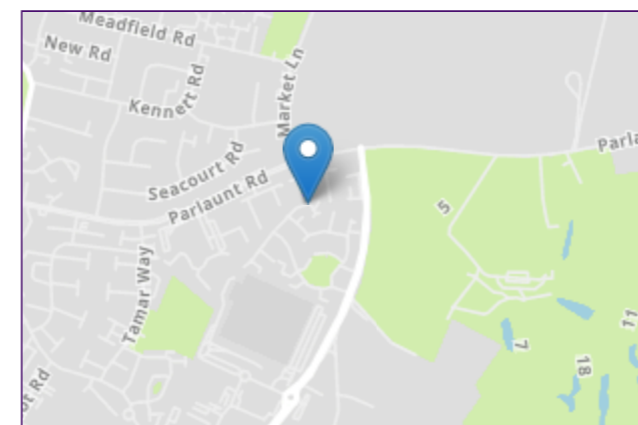
Local Schools

PRIMARY SCHOOLS

- The Langley Heritage Primary
0.3 miles away
- Foxborough Primary School
0.5 miles away
- Langley Hall Primary Academy
0.7 miles away
- Marish Primary School
0.7 miles away

SECONDARY SCHOOLS

- Langley Grammar School
1 mile away
- The Langley Academy
1.1 miles away
- Ditton Park Academy
1.8 miles away
- Upton Court Grammar School
2.1 miles away
- Council Tax**
Band D



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		88
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	