



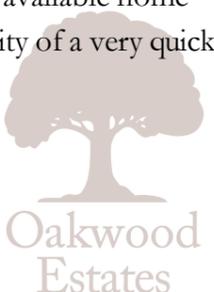
Benefitting from modern interior throughout and spacious downstairs living accommodation this two bedroom semi-detached cottage lies less than a ten minute walk from Langley station and is within easy reach of multiple local schools.

The ground floor comprises a 26ft living room, separate dining room overlooking the rear garden, large kitchen and an immaculately modern fully-tiled downstairs shower room.

The first floor offers two good size double rooms and an additional en-suite shower adjoining the master bedroom.

The rear garden is mostly laid to lawn, whilst the front provides off-street driveway parking for one car.

The property is offered to the market in a good condition throughout, providing a readily available home suitable for first time buyers or small families. There is no onward chain, inviting the possibility of a very quick sale.



Property Information

-  TWO BEDROOM SEMI-DETACHED COTTAGE
-  LESS THAN 10 MINUTES WALK TO LANGLEY STATION
-  GOOD SIZE GARDEN
-  MODERN INTERIOR
-  NO CHAIN
-  TWO RECEPTION ROOMS
-  FAMILY BATHROOM DOWNSTAIRS AND EN-SUITE TO MASTER
-  DRIVEWAY PARKING FOR ONE CAR
-  1,116 SQUARE FT

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

Floor Plan



Total floor area: 103.6 sq.m. (1,116 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 (0.2 miles)

Iver (1.4 miles)

Datchet (2.3 miles)

Local Schools

PRIMARY SCHOOLS

Langley Hall Primary Academy

0.1 miles away

The Langley Heritage Primary

0.1 miles away

Marish Primary School

0.3 miles away

The Langley Academy Primary

0.6 miles away

SECONDARY SCHOOLS

The Langley Academy

0.6 miles away

Langley Grammar School

0.6 miles away

St Bernard's Catholic Grammar School

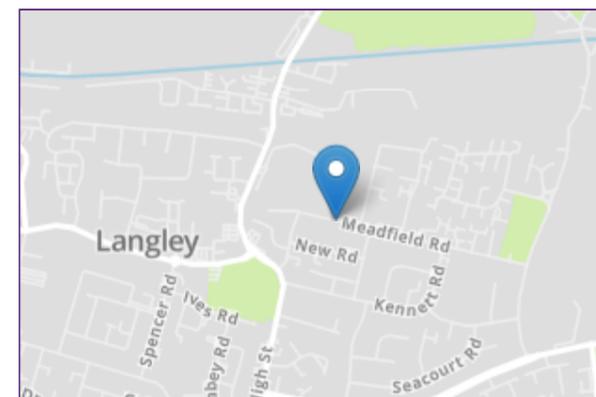
1.4 miles away

Upton Court Grammar School

1.5 miles away

Council Tax

Band C



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |