



Perfectly situated less than a five minute walk to Langley station, this 2017 Barratt Homes property occupies a desirable plot on the main Langley Road and boasts an impressive loft extension creating a fourth bedroom with ample storage.

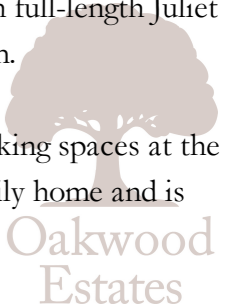
The ground floor comprises a downstairs cloakroom and modern 12ft kitchen with gas cooker and other integrated appliances complemented by high-gloss white cupboards and contemporary wooden worktops. A fantastic 19ft reception room sits at the back of the property and offers space for living and dining furniture, skylight windows providing an abundance of natural light throughout the day, and French doors overlooking the garden.



Three well-proportioned bedrooms are situated on the first floor, the largest benefitting from three fitted storage cupboards and an en-suite shower room, whilst the other bedrooms have access to a modern family bathroom that has been finished to a high standard with shower over bath and modern tiles.

The loft space has been converted and now provides space for an exceptional 22ft bedroom with full-length Juliet balcony, fitted wardrobes and additional eaves storage, and en-suite shower room.

The low maintenance rear garden is mostly laid to lawn with a patio leading to two allocated parking spaces at the rear. The property has been kept to a very good condition throughout creating a stunning family home and is situated within walking distance of multiple local schools.



# Property Information

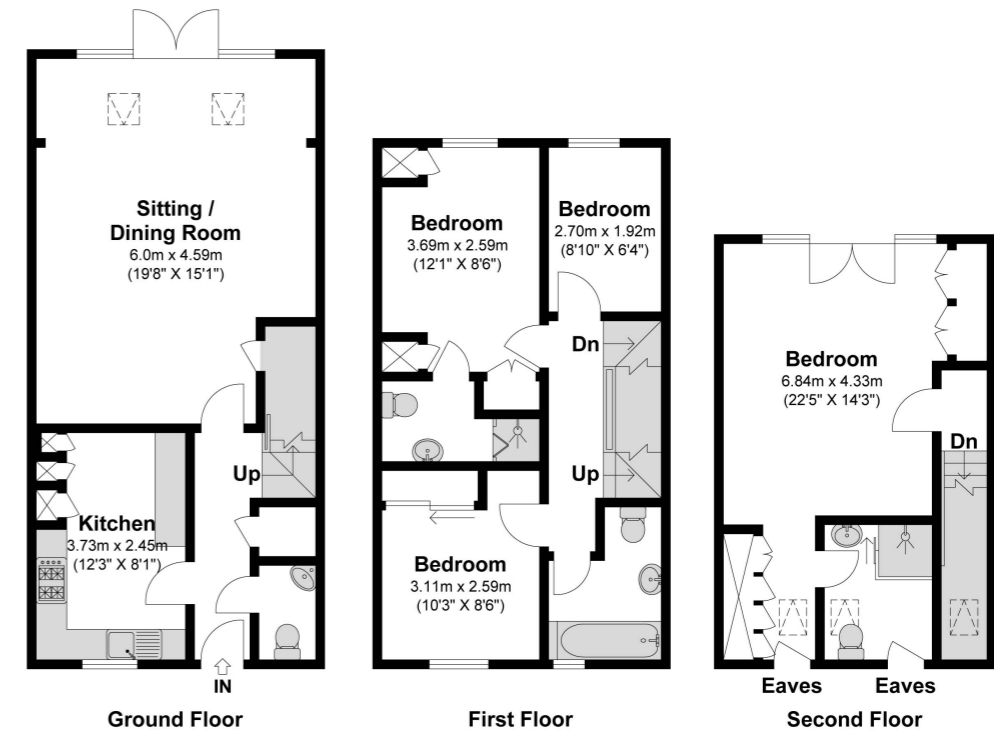
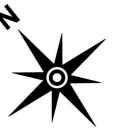
# Floor Plan

-  FOUR BEDROOM / FOUR BATHROOM HOUSE
-  KITCHEN WITH GAS COOKER AND INTEGRATED APPLIANCES
-  ALLOCATED PARKING SPACES TO THE REAR
-  WALKING DISTANCE TO LANGLEY STATION AND MULTIPLE SCHOOLS
-  2017 BARRATT HOMES NEW BUILD ON MARLBOROUGH GROVE DEVELOPMENT
-  IMPRESSIVE LOFT EXTENSION CREATING 22FT BEDROOM WITH STORAGE AND EN-SUITE
-  19FT LIVING/DINING ROOM
-  LOW-MAINTENANCE PRIVATE REAR GARDEN
-  EXCELLENT CONDITION THROUGHOUT

					
x4	x1	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Langley Road**  
 Approximate Floor Area  
 1222.88 Square feet 113.61 Square metres



**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 (0.2 miles)
- Slough (2 miles)
- Datchet (2.8 miles)

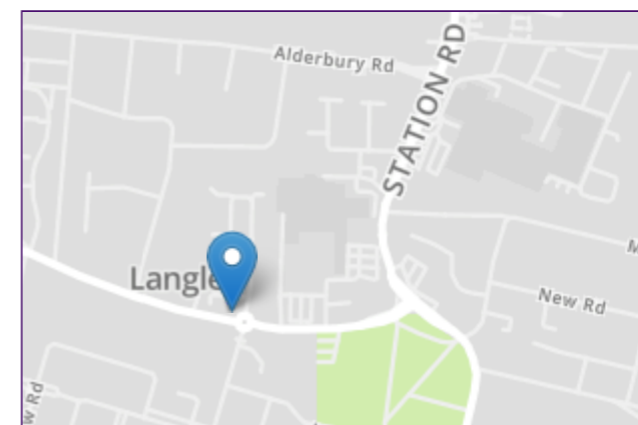
## Local Schools

### PRIMARY SCHOOLS

- Langley Hall Primary Academy  
0.1 miles away
- Langley Academy Primary  
0.2 miles
- Ryvers School  
0.3 miles away
- Marish Primary School  
0.5 miles away
- Castleview Primary School  
0.7 miles away

### SECONDARY SCHOOLS

- The Langley Academy  
0.2 miles
- Langley Hall Arts Academy  
0.4 miles away
- Langley Grammar School  
0.5 miles
- St Bernard's Catholic Grammar School  
0.8 miles away
- Ditton Park Academy  
0.9 miles away
- Upton Court Grammar School  
1 mile away
- Council Tax**  
Band D



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<b>England, Scotland &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	