# Site and Location Plans





starter home sits a short walk from Langley Grammar School and is offered to the market with no onward chain.

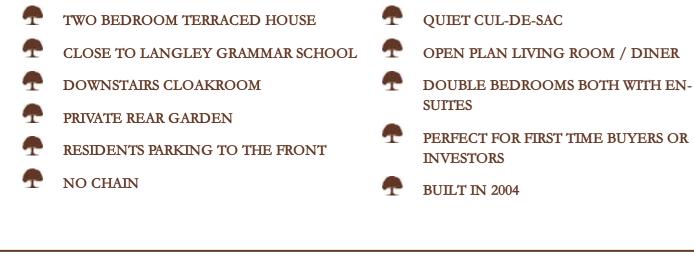
- The ground floor of the property features an open plan living room/diner, kitchen with garden access and a downstairs cloakroom, whilst both double bedrooms on the first floor benefit from en-suites.
  - There are two residents parking spaces at the front of the house and a private rear garden.
  - fantastic purchase for first time buyers and investors alike due to the idyllic location near multiple local schools.

Nestled within a quiet cul-de-sac on a 2004 Kings Oak Homes development, this two bedroom

The property is offered to the market in a good condition throughout and would make a



# Property Information



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x2	<b>x</b> 1	x3	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Transport Links NEAREST STATIONS

Langley - 1 mile away Datchet - 1.4 miles away Slough - 1.7 miles away

The property is situated very close to London Road (A4) a short distance to J5 of M4 and easy access to Heathrow airport

## Rental Return

We propose the property would achieve approximately  $f_{1700}$  per calendar month.

Local Schools PRIMARY SCHOOLS:

Holy Family Catholic Primary School 0.2 miles away

Foxborough Primary School 0.5 miles away

Marish Primary School 0.6 miles away

Castleview Primary School 1.0 miles away

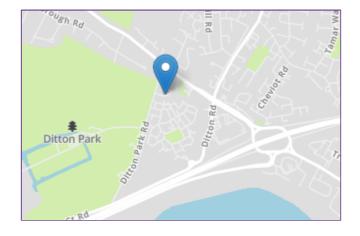
## SECONDARY SCHOOLS

Langley Grammar School 0.4 miles away

The Langley Academy 0.9 miles away

St Bernard's Catholic Grammar School 1.6 miles away

Council Tax Band D



Energy Efficiency Rat	ing			
			Current	Potential
Very energy efficient - lower running of	costs			
<sup>(92+)</sup> <b>A</b>				00
(81-91) <b>B</b>				90
(69-80)			75	
(55-68) D				
(39-54)				
(21-38)	F			
(1-20)		G		
Not energy efficient - higher running co-	sts			
England, Scotland & Wales			EU Directive	100

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