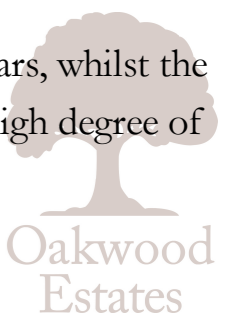


Situated a short walk from multiple local schools this three bedroom family home is nestled towards the end of a quiet cul-de-sac only half a mile from Langley station.

The property comprises a porch entrance leading to 14ft living room, downstairs cloakroom, and a large open plan 20ft modern kitchen with separate dining area. The kitchen consists of an excellent range of high-gloss storage units complemented by granite worktops, gas cooker, breakfast bar, and French doors overlooking the rear garden.

The first floor features a fully-tiled family bathroom and three well-proportioned bedrooms, the master stretching 14ft with ample fitted wardrobes.

Externally the front has been paved to allow off-street parking for up to two cars, whilst the rear garden offers a low maintenance outdoor space, with garden shed and a high degree of privacy.



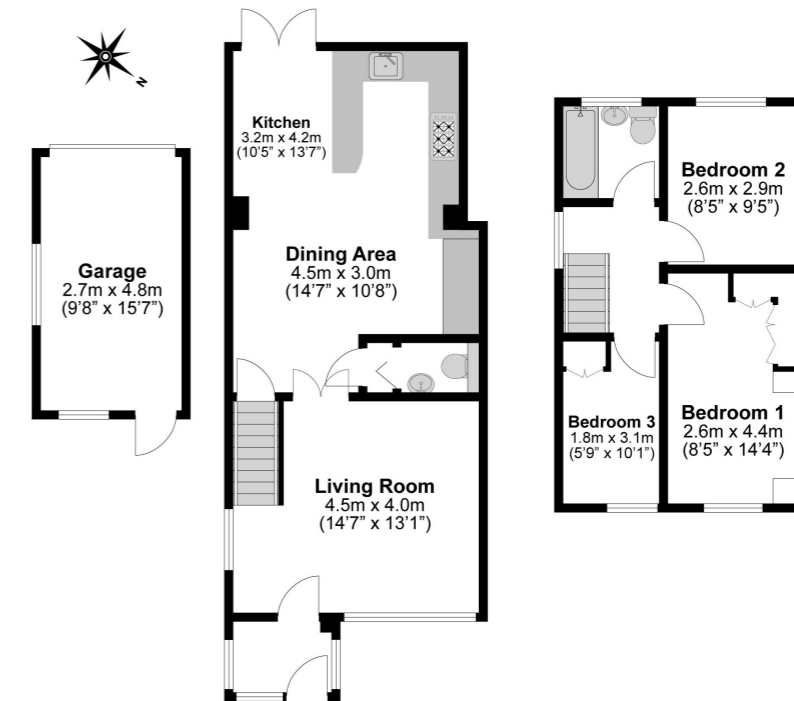
Property Information

-  THREE BEDROOM END-TERRACE HOUSE
-  MODERN OPEN PLAN KITCHEN WITH BREAKFAST BAR AND PATIO DOORS
-  QUIET CUL-DE-SAC A SHORT WALK FROM LOCAL SCHOOLS AND LANGLEY LEISURE CENTRE
-  14FT LIVING ROOM
-  GARAGE TO THE REAR
-  THREE BEDROOM TERRACED PROPERTY
-  SEPARATE DINING AREA
-  GARAGE TO THE REAR AND DRIVEWAY PARKING FOR TWO CARS
-  EN-SUITE TO MASTER BEDROOM
-  DRIVEWAY PARKING FOR TWO CARS

					
x3	x2	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

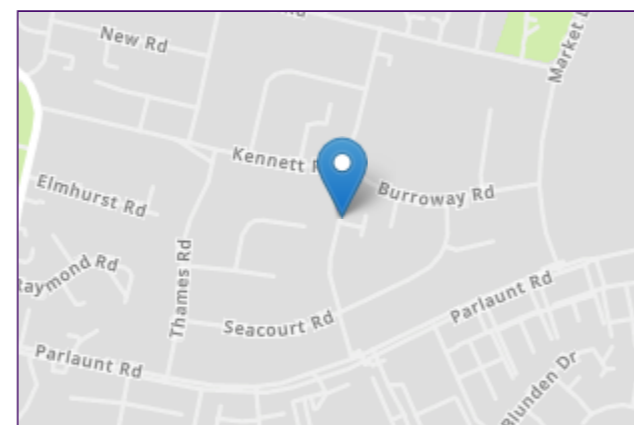
Floor Plan

Total Approximate Floor Area
1108 Square feet
103 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Transport Links

NEAREST STATIONS

- Langley - 0.5 miles
- Iver - 1.4 miles
- Datchet - 2.2 miles

Local Schools

PRIMARY SCHOOLS

- The Langley Heritage Primary
0.2 miles
- Langley Hall Primary Academy
0.3 miles
- Marish Primary School
0.4 miles
- Foxborough Primary School
0.5 miles

SECONDARY SCHOOLS

- Langley Grammar School
0.8 miles away
- The Langley Academy
0.8 miles away
- St Bernard's Catholic Grammar School
1.7 miles away

Council Tax

Band D