



A fantastic opportunity to modernise and redecorate this extended five bedroom semi-detached property, situated within the highly sought-after Castlevew Catchment area and within walking distance of both Langley Academy and Langley Grammar School.

The property benefits an existing double side extension whilst also offering scope for future development to the rear and loft space.

The house currently features two reception rooms including separate living and dining areas, 17ft kitchen with garden access, and downstairs shower room. To the first floor are five well-proportioned bedrooms and family bathroom.

The well-maintained south-west facing rear garden enjoys a high degree of privacy and is mostly laid to lawn, whilst the front offers parking for two cars with the addition of an integral single garage that also offers the potential for conversion.

The property is ideally located on one of Langley's most popular residential streets and is offered to the market with no onward chain, inviting a quick sale.



# Property Information

# Floor Plan

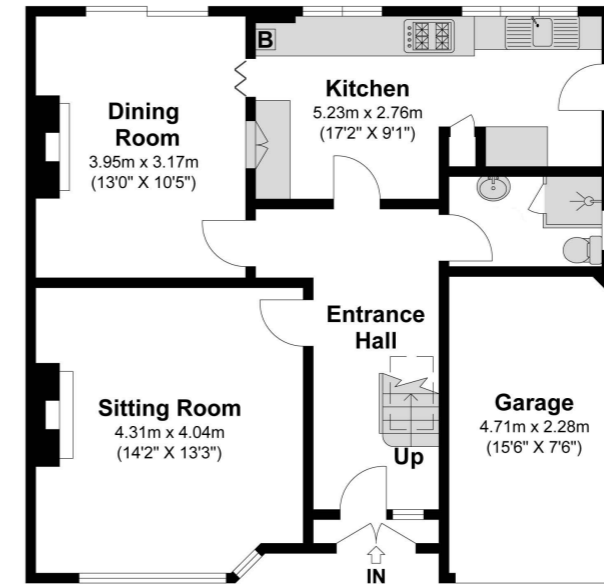
-  EXTENDED SEMI-DETACHED PROPERTY
-  TWO RECEPTION ROOMS
-  CASTLEVIEW CATCHMENT
-  SCOPE FOR FURTHER DEVELOPMENT (STPP)
-  NO ONWARD CHAIN
-  FIVE BEDROOM FAMILY HOME
-  SOUTH-WEST PRIVATE REAR GARDEN
-  WALKING DISTANCE TO LANGLEY GRAMMAR AND LANGLEY ACADEMY
-  INTEGRAL 15FT GARAGE

					
x5	x2	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

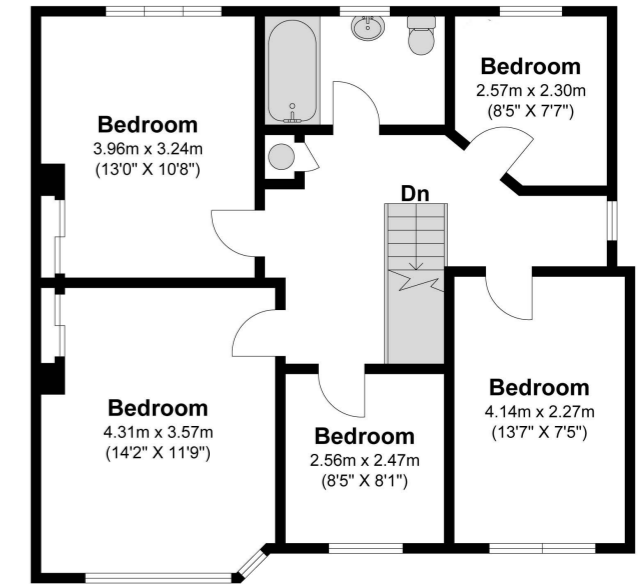


## Marlborough Road

Approximate Floor Area  
 1396.94 Square feet 129.78 Square metres (Excluding Garage)  
 Garage Area 124.43 Square feet 11.56 Square metres  
 Total Area 1521.37 Square feet 141.34 Square metres (Including Garage)



Ground Floor



First Floor

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

Langley - 1.1 miles  
 Datchet - 1.3 miles  
 Slough 1.8 miles

The property is also located very close to the A4 in Langley, providing easy motorway links to M4, M25 and M40.

### Local Schools

#### PRIMARY SCHOOLS:

Castleview Primary School  
 0.3 miles away

Holy Family Catholic School  
 0.4 miles away

Langley Academy Primary  
 0.5 miles away

Ryvers School  
 0.5 miles

Marish Primary School  
 0.6 miles away

#### SECONDARY SCHOOLS:

Langley Grammar School  
 0.3 miles away

The Langley Academy  
 0.5 miles away

Ditton Park Academy  
 0.6 miles away

St. Bernard's Grammar School  
 0.9 miles away

Upton Court Grammar School  
 1.0 mile away

**Council Tax**  
 Band F

