



Occupying a desirable corner plot close to numerous local schools, this two bedroom end of terrace is a perfect starter home for a small family.

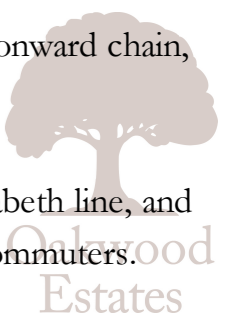
The property comprises a spacious living area and 15ft kitchen-diner across the back of the house, overlooking the garden.

Two bedrooms situated on the first floor benefit access to the family bathroom, whilst the master bedroom also enjoys fitted wardrobes.

The rear garden is mostly laid to lawn with patio providing ample space for outdoor furniture. There is side access and two parking spaces located at the rear.

The property is offered to the market in a well presented decorative order, with no onward chain, inviting a quick sale.

Situated within walking distance to Langley station that now services Crossrail's Elizabeth line, and approximately 15 minute drive to Heathrow airport, the house would also suit commuters.

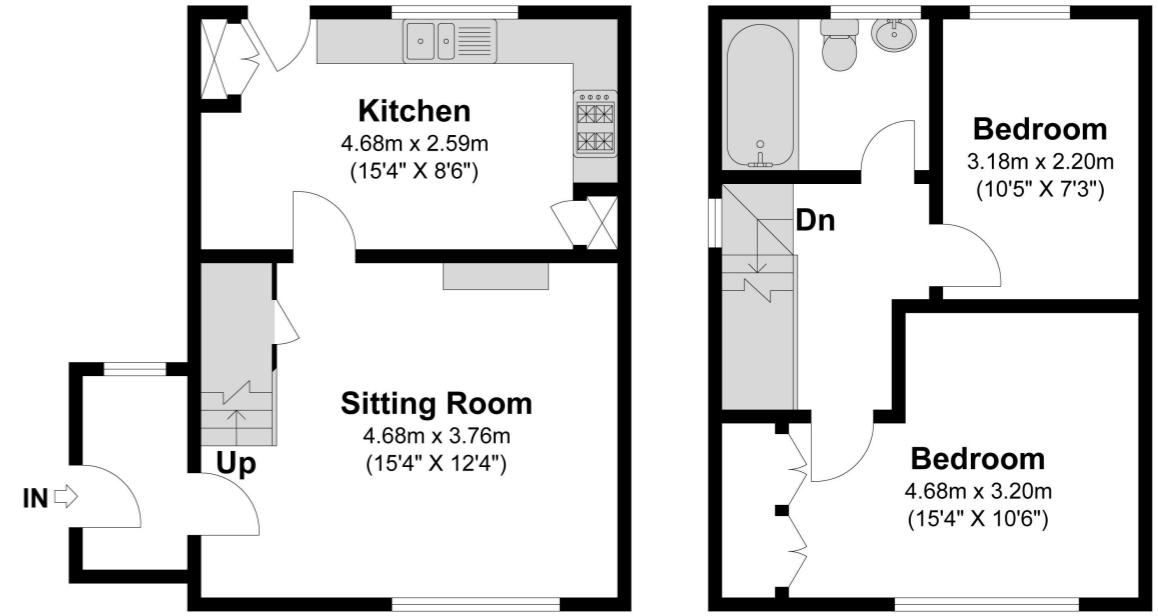


-  TWO BEDROOM END OF TERRACE
-  WALKING DISTANCE TO LANGLEY STATION
-  CLOSE TO LANGLEY GRAMMAR AND LANGLEY ACADEMY
-  SPACIOUS KITCHEN WITH SPACE FOR DINING FURNITURE
-  15FT MASTER BEDROOM WITH FITTED WARDROBES
-  IDEAL STARTER HOME OR INVESTMENT
-  ALLOCATED PARKING FOR TWO CARS
-  15FT LIVING ROOM
-  PRIVATE REAR GARDEN
-  NO CHAIN

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



**Spencer Road**  
 Approximate Floor Area  
 686.09 Square feet 63.74 Square metres

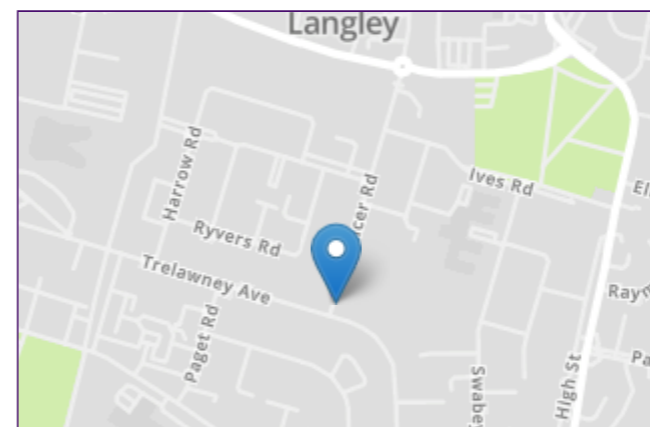


**Ground Floor**

**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**

**NEAREST STATIONS:**

- Langley Station (0.4 mi)
- Iver Station (1.7 mi)
- Datchet Station (2.0 mi)

**Local Schools**

**PRIMARY SCHOOLS**

Marish Primary School  
0.2 miles away

Langley Hall Primary Academy  
0.2 miles away

The Langley Academy Primary  
0.4 miles away

The Langley Heritage School  
0.5 miles away

**SECONDARY SCHOOLS**

Langley Grammar School  
0.4 miles away

The Langley Academy  
0.4 miles away

Upton Court Grammar School  
1.5 miles away

**Council Tax**

Band C