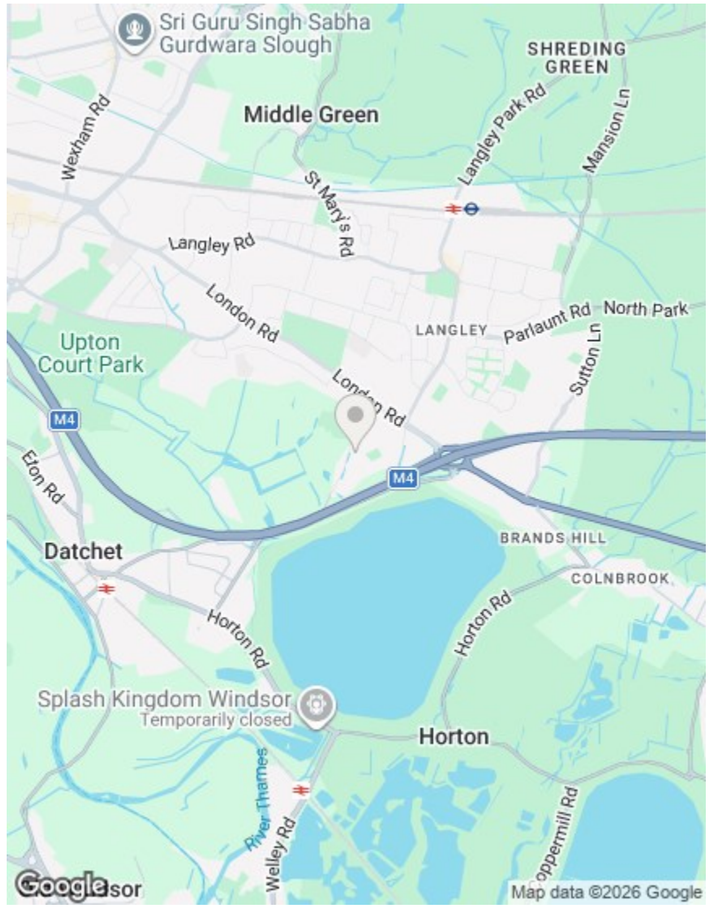


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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the flatman partnership









3 Harding Spur, Langley, Berkshire, SL3 7GG

£2,000 PCM

- Three-bedroom detached house
- Two further bedrooms and a family bathroom
- Separate lounge with French doors to the garden
- Private, enclosed rear garden
- Castleview Primary and Langley Grammar catchment
- Master bedroom with private ensuite shower room
- Spacious kitchen
- Downstairs cloakroom
- Carport/ Off-street parking
- Unfurnished, available immediately

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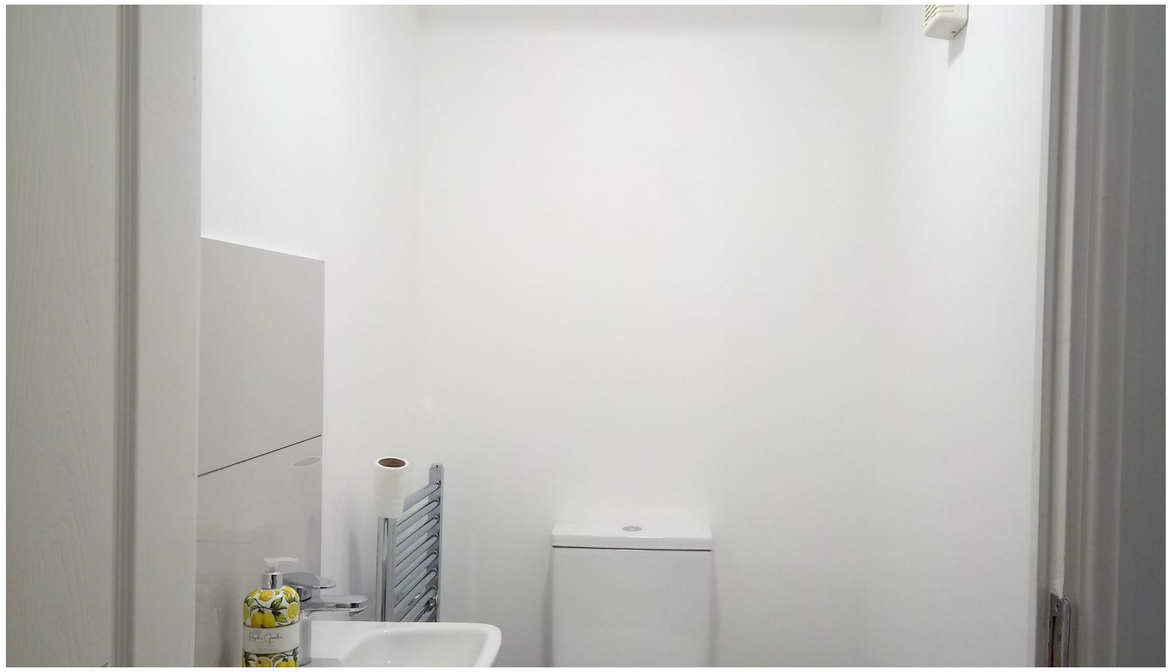
3 Harding Spur, Berkshire SL3 7GG

A well-cared-for three-bedroom detached house situated within Castleview Primary and Langley Grammar catchment areas, and offering easy access to the M4, M40 and M25 motorway networks.

The property comprises an entrance hall with a downstairs cloakroom off to one side. The spacious kitchen offers ample cabinetry and worktop space with an integrated oven and gas hob (white goods not included), while the separate lounge features French doors opening onto the private rear garden. Upstairs, the master bedroom benefits from its own ensuite shower room, while two further well-proportioned bedrooms are served by a family bathroom with bath and shower over. A further benefit is a carport providing off-street parking.

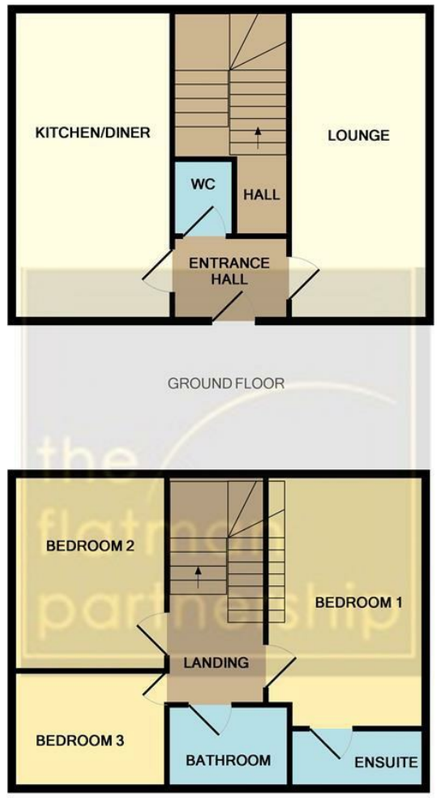
The property is offered unfurnished and will be available immediately subject to satisfactory referencing.

3 2 1 C Council Tax Band: E









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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