



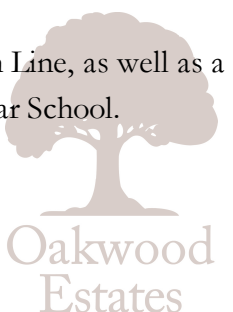
Located within a quiet cul-de-sac in a popular residential area, this beautifully presented three bedroom family home offers well proportioned accommodation throughout and is ideally suited to family living.

The property spans over 1300 square feet and comprises a spacious family room to the front of the home, an 18ft kitchen and dining space complete with a Rangemaster gas cooker, ample storage and direct access to the garden. Additionally, the ground floor features a convenient utility room leading to a modern fully tiled family bathroom.

The first floor houses three generously sized bedrooms all of which benefit from fitted wardrobes.

Externally, the property boasts a large low maintenance garden enjoying a high degree of privacy and, a fully powered outbuilding currently being used as a work space. There is also driveway parking for up to four vehicles.

The property is situated within a short walk of Langley Station, providing access to the Elizabeth Line, as well as a number of nearby schools including Langley Hall Primary Academy and Langley Grammar School.



Property Information

-  THREE BEDROOM SEMI DETACHED HOME
-  QUIET CUL-DE-SAC LOCATION
-  MODERN THREE PIECE FAMILY BATHROOM
-  LARGE KITCHEN/DINER EQUIPPED WITH GAS COOKER AND AMPLE STORAGE
-  DRIVEWAY PARKING FOR UP TO FOUR VEHICLES
-  IMMACULATELY PRESENTED
-  WELL PROPORTIONED BEDROOMS WITH INTEGRATED STORAGE
-  SITS WITHIN GRAMMAR SCHOOL CATCHMENT
-  SPACIOUS GARDEN WITH A HIGH DEGREE OF PRIVACY AND OUTBUILDING
-  POTENTIAL FOR FURTHER EXPANSION (STTP)


x3
Bedrooms


x1
Reception Rooms


x1
Bathrooms


x4
Parking Spaces


Y
Garden


Y
Garage

Transport Links:
NEAREST STATIONS

Langley Station - 0.5 miles
Iver Station - 1.4 miles
Datchet Station - 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
1.0 miles

Langley Academy
1.5 miles

Upton Court Grammar Schools
2.0 miles

Council Tax
Band E

Floor Plan



Hinksey Close
Approximate Floor Area = 90.71 Sq m / 976.39 Sq ft
Outbuilding Area = 30.90 Sq m / 332.60 Sq ft
Total Area = 121.61 Sq m / 1308.99 Sq ft

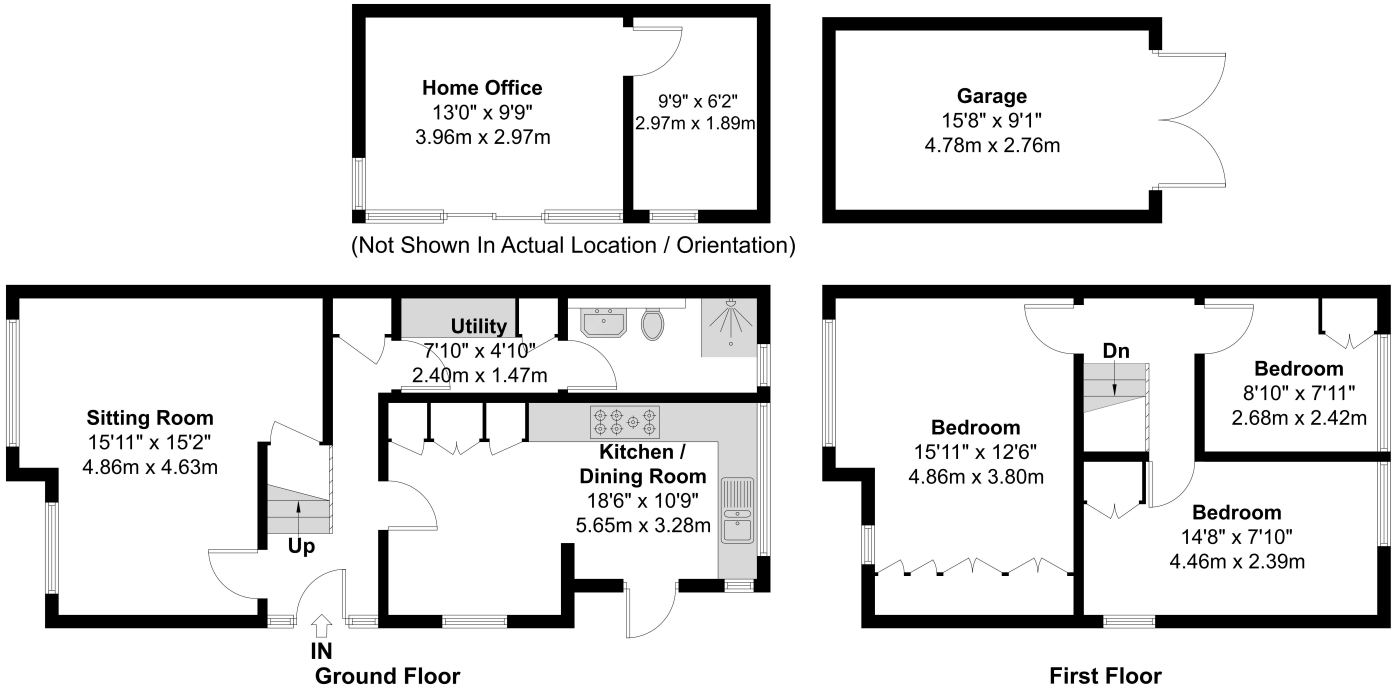


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.

