



7 Kings Reach, Langley, Berkshire, Berkshire, SL37QE

£670,000

- CLOSE TO NUMEROUS OFSTED OUTSTANDING SCHOOLS
- 1.4 MILES FROM LANGLEY STATION (CROSSRAIL)
- EXCLUSIVE KINGS REACH DEVELOPMENT
- GARAGE WITH ELECTRIC DOORS
- PRIVATE COMMUNAL GREEN
- CATCHMENT AREA FOR 3 LOCAL GRAMMAR SCHOOLS
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND (STPP)
- QUIET CUL-DE-SAC DEVELOPMENT
- EPC BAND B

7 Kings Reach, Langley, Berkshire SL37QE

****4 BEDROOM CORNER HOUSE WITH NO ONWARD CHAIN AND CLOSE TO NUMEROUS GRAMMAR SCHOOLS IN A SOUGHT AFTER PRIVATE DEVELOPMENT IN AN EXCLUSIVE PART OF LANGLEY****



Council Tax Band: E



****FAMILY HOUSE IN SAFE AND QUIET PRIVATE CUL-DE-SAC WITHIN CATCHMENT AREA FOR NUMEROUS NEARBY POPULAR PRIMARY AND SENIOR GRAMMAR SCHOOLS****

Situated on a generous plot within the exclusive Kings Reach Development, a sought-after private estate built in 2015, sits this well presented 4 bedroom 2 bathroom semi-detached family house with separate garage, designated parking and a private rear garden.

The house is very centrally located with the nearest school being only 0.1 miles away and Langley station is only 1.4 miles away which benefits from Crossrail connections.

The exclusive small development of Kings Reach boasts a safe feeling in general as it is a no through road, being a cul-de-sac, and has a large communal green in the centre where children often play, so it is a real peace haven for families with children and animals. The property is also within walking distance to 3 local Grammar Schools, and is an excellent location for those educationally focussed as the property is considered a priority area for Castleview primary school, Ryvers School and Langley Grammar.

This house would be ideal for families who wish to live together, but still have their independence, as accommodation is split over three levels providing privacy. There is a designated parking space behind the garden, as well as a garage, as well as additional spaces for visitors.

The property already has approximately 1400 sq ft (including the garage), however there are various possibilities for further extension should you wish.

FURTHER POTENTIAL TO EXTEND (STPP)

REAR EXTENSION- either brick built or a conservatory to create additional living accommodation
GARDEN ROOM- to create a home office, gym or playroom.

LOCATION

The house is very centrally located, close to numerous local amenities, including many well-respected schools, green spaces, local shops and also within close proximity to bus stops, which can take you to many locations such as Slough, Wexham and Windsor, as well as directly to the nearest bus station in Slough which is adjacent to the train station, which offers Crossrail connections.

ACCOMMODATION

- 4 Bedrooms
- 2 Bath/Shower rooms (one ensuite)
- Walk In Wardrobe
- W.C.
- Reception Room
- Kitchen
- Understairs storage cupboard

Private rear garden that was fully paved in 2020
Large garage with electric up and over doors

IMPORTANT INFORMATION

- Council Tax band E (2024/2025 rate is £2667.23 per year)
- Slough Borough Council
- EPC: Band B
- North-East Facing Rear Garden
- Service fees for communal areas are £208. This is paid half yearly and managed by Remus.
- House built by Bellway Homes. Completed 29th January 2015
- Garage and designated parking space at rear
- Gas Central heating
- Gas cooking hob
- Water softener
- CCTV Cameras
- Hive Heating via app
- Garden LED uplighting
- Ring Doorbell
- Smart Meter electric and gas
- Loft space with pull down ladder which is partially boarded
- Fibre Optic Broadband
- Boiler annually serviced since new. Last service April 2024

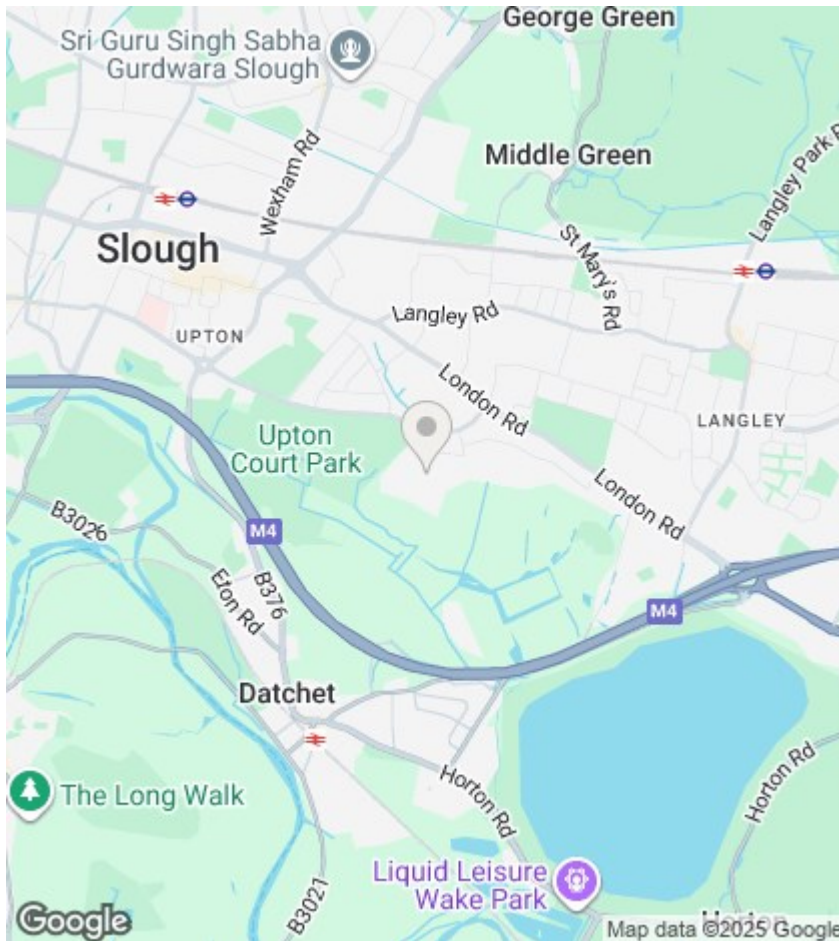
STATIONS

- 1.1 miles to Datchet Station
- 1.4 miles to Langley Station (Crossrail)
- 1.4 miles to Slough Station (Crossrail)

NEARBY SCHOOLS

- 0.1 miles to Ditton Park Academy
- 0.2 miles to Castleview Primary School
- 0.6 miles to Ryvers School
- 0.6 miles to Upton Court Grammar School (Ofsted "Outstanding")
- 0.7 miles to St Bernard's Catholic Grammar School (Ofsted "outstanding")
- 0.7 miles to Long Close School
- 0.7 miles to Langley Grammar School (Ofsted "Outstanding")
- 0.8 miles to St Bernard's Prep School
- 0.8 miles to The Langley Academy
- 0.8 miles to The Langley Academy Primary (Ofsted "Outstanding")
- 0.9 miles to Churchmead Church of England School

Legal Note **Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract**



Directions

Viewings

Viewings by arrangement only. Call 01753852226 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(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

Kings Reach

Approximate Gross Internal Area = 110.70 sq m / 1191.56 sq ft

Garage = 17.40 sq m / 187.29 sq ft

Total = 128.10 sq m / 1378.85 sq ft

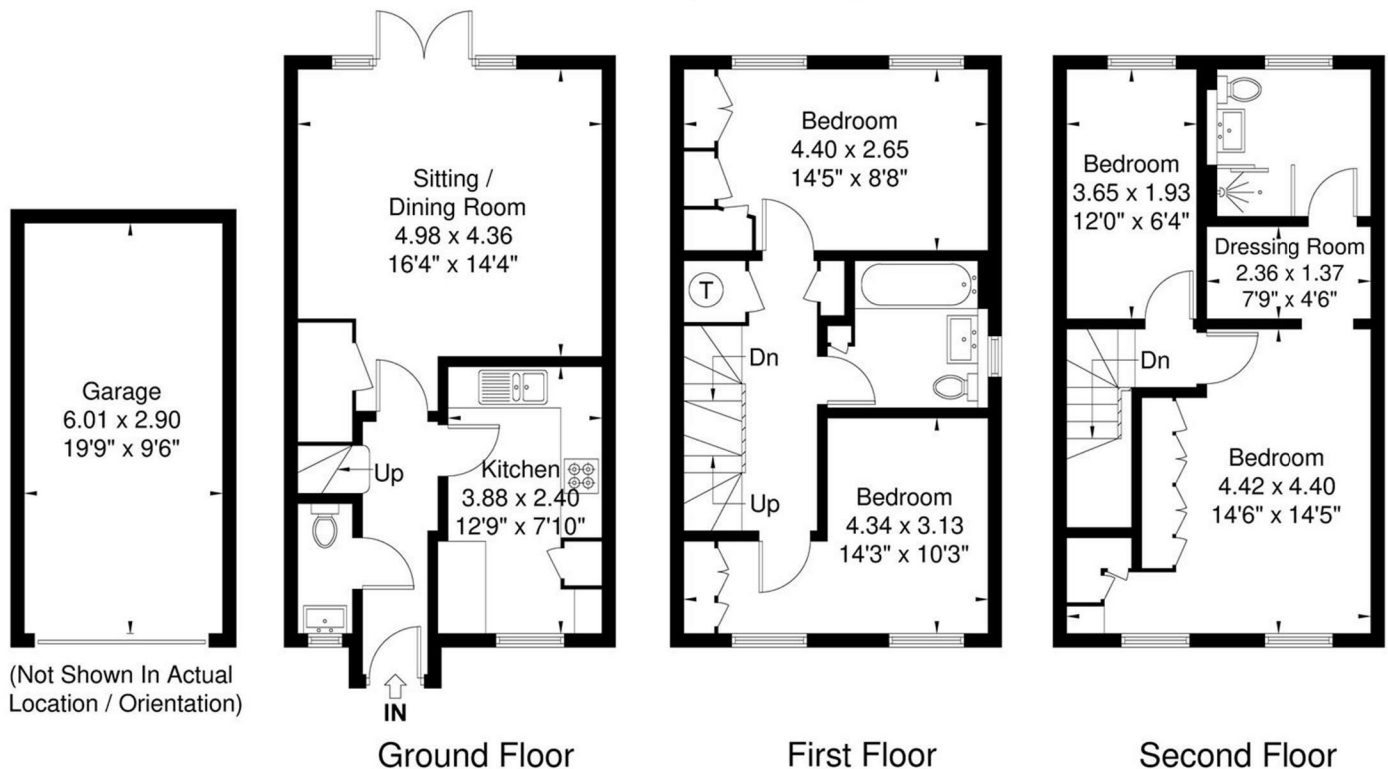


Illustration for identification purposes only, measurements are approximate. not to scale.