



## 38 Kings Reach, Langley, Berkshire, SL3 7RQ

Asking Price £649,500

- CLOSE TO NUMEROUS OFSTED OUTSTANDING SCHOOLS
- 1.1 MILES FROM NEAREST STATION
- POTENTIAL TO EXTEND (STPP)
- 4 BEDROOMS
- QUIET CUL-DE-SAC DEVELOPMENT
- CATCHMENT AREA FOR LOCAL GRAMMAR SCHOOLS
- EXCLUSIVE KINGS REACH DEVELOPMENT
- GARAGE
- 2 BATHROOMS
- PRIVATE COMMUNAL GREEN



# 38 Kings Reach, Langley SL3 7RQ

**\*\*SOUGHT AFTER PRIVATE DEVELOPMENT WITHIN CATCHMENT FOR SOUGHT AFTER CASTLEVIEW  
PRIMARY AND NUMEROUS SENIOR GRAMMAR SCHOOLS \*\***

 4  2  1  B

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 freehold family house with separate garage and private garden with shed.

The house is very centrally located with the nearest school being only 0.1 miles away and the nearest station, at Langley, being only 2.2 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, especially as this house is located on a larger end plot, away from the entrance.

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 also the potential to convert the garage to make a separate studio room/office, as the neighbour next door has already done.

The property already has over 1400 sq ft, although there are various possibilities for further extension should you wish.

**FURTHER POTENTIAL TO EXTEND (STPP)**

**GARAGE CONVERSION** – One could convert the garage into a home office/gym/playroom or studio room  
**REAR EXTENSION**- either brick built or a conservatory to create additional living accommodation.  
**GARDEN ROOM**- to create a home office, gym or playroom, and still keep the garage.

**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)  
W.C.  
Reception Rooms  
Kitchen with eating area  
Private rear garden with shed  
Garage

**IMPORTANT INFORMATION**

Council Tax band E (2025/2026 rate is £2802.16 per year)  
Slough Borough Council  
EPC: Band B  
Gas Central heating – Boiler serviced February 2025  
Gas cooking hob  
South-West Facing Rear Garden  
Large garage  
Service fees for communal areas are £189.23. This is paid half yearly and managed by Remus.  
House built by Bellway Homes

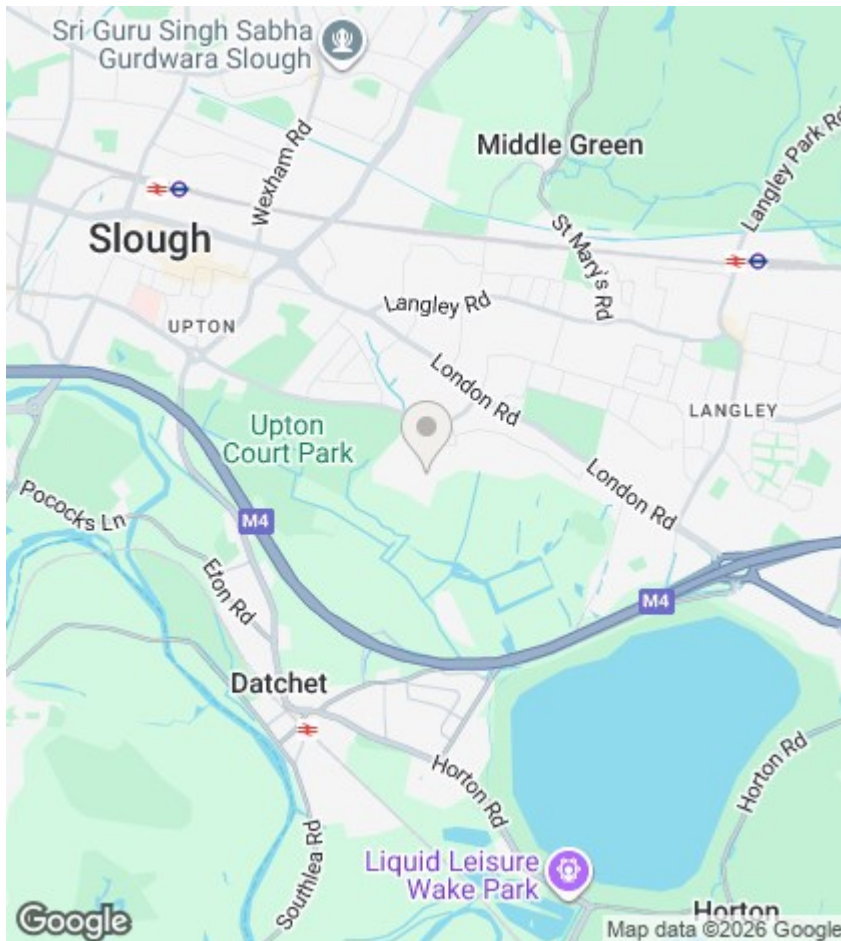
**STATIONS**

2.2 miles to Langley Station (Crossrail)  
2.4 miles to Slough Station (Crossrail)  
2.6 miles to Datchet Station

**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

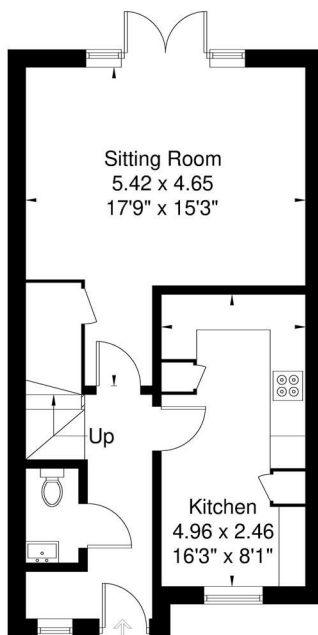
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Kings Reach

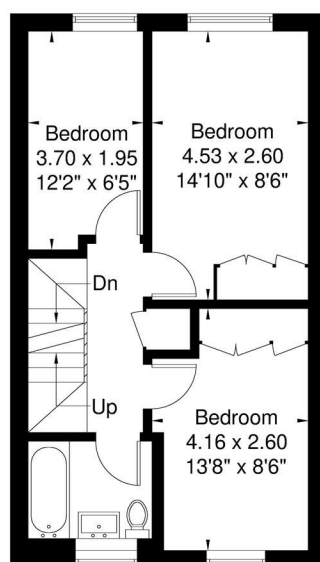
Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft

Garage = 18.1 sq m / 194 sq ft

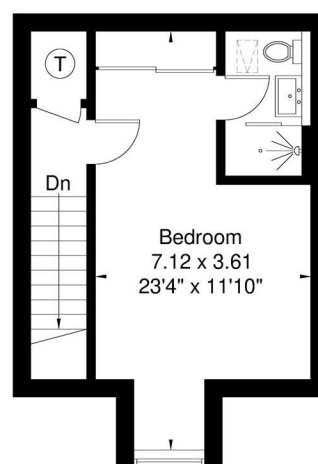
Total = 132.3 sq m / 1423 sq ft



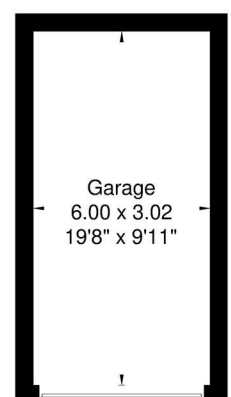
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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