



### Directions

### Viewings

Viewings by arrangement only. Call 01753593888 to make an appointment.

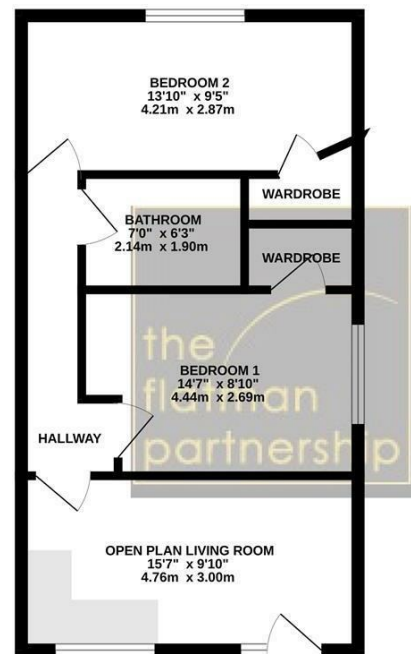
### EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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	



GROUND FLOOR



108a Meadfield Road, Langley, Berkshire, SL3 8JF

£1,400

- Driveway Parking
- Available immediately
- Walking distance of Langley Station (Elizabeth Line)
- Ground Floor Maisonette
- Close by to a Number of OFSTED Rated Schools
- Easy Access to Heathrow Airport, M4 & M25 Motorways

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made as to their quality or efficiency. Call for more information.





## 108a Meadfield Road, Langley SL3 8JF

Ground floor maisonette in a convenient location within walking distance to Langley Station (Elizabeth Line) and Langley Village. Features include an open plan lounge/dining room & kitchen, two spacious bedrooms, a modern bathroom, gas central heating, allocated driveway parking, and an enclosed rear garden. The property is available immediately.



Council Tax Band: B

