

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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	



49 Humber Way, Langley, Berkshire, SL3 8SR

Price Guide £360,000

- Spacious Mid-Terrace House
- Off Street Parking
- Two Double Bedrooms
- Easy Access to M4, M40 & M25
- Walking Distance of Langley Station (Crossrail)
- Close by to a Number of OFSTED Rated Schools
- Residential Location
- No Onward Chain

49 Humber Way, Langley SL3 8SR

The Flatman Partnership are delighted to offer to the market this deceptively spacious two-bedroom mid-terrace house conveniently located in the heart of Langley, it offers a wide variety of local amenities, including many great schools, such as Langley Grammar School, Foxborough Primary School, and Langley Academy, all within walking distance. There is also easy access to Langley Train Station (Crossrail), and M4 & M25 motorway networks, allowing quick links to Heathrow Airport and London.

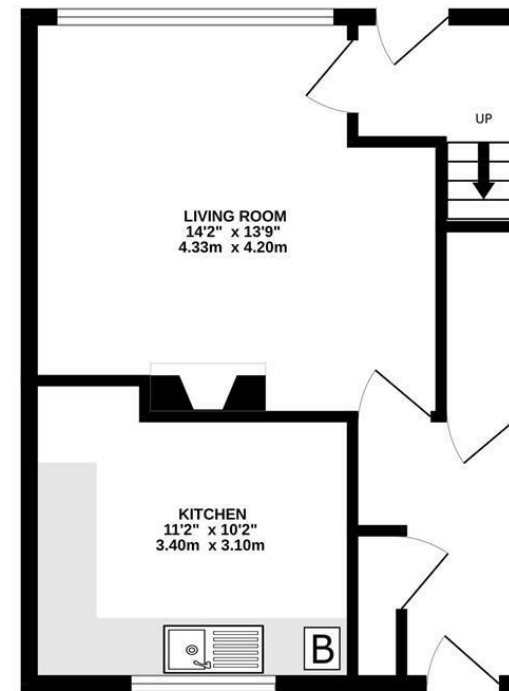
The property features an entrance hall, living room, and kitchen with ample storage space; stairs lead up to the first floor, which offers two double bedrooms, with a family bathroom split to offer a separate W.C. Further benefits include rear parking for two cars and both front and rear gardens. With no onward chain, this property is ideal for first-time buyers or an investor.



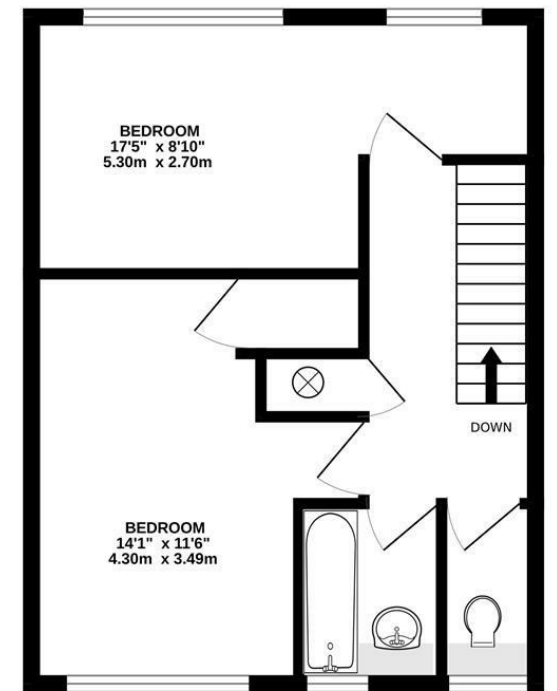
Council Tax Band: C



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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