



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



24 Meadfield Avenue, Langley, SL3 8HP

Guide Price £615,000

- Extended Semi-Detached Property
- 3-Bedrooms
- 2 Bathrooms
- Walking Distance To Langley Mainline Station (Elizabeth Line)
- Walking Distance To Ofsted-Rated Schools
- Driveway Parking
- Bonus Loft Room
- Good-Sized Private Rear Garden

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The Flatman Partnership are delighted to offer to the market this extended 3-bedroom semi-detached property presented in excellent condition. This property is ideally situated on a quiet cul-de-sac in the heart of Langley, making it a perfect choice for families.

Within walking distance of several Ofsted-rated schools, local amenities, and Langley Mainline Station (Elizabeth Line), easy access to Heathrow Airport as well as the M4 & M25 motorway networks - this property is not one to be missed.

Accommodation on the ground floor comprises a large porch, a 25ft living and dining room, a study room, a well-appointed kitchen with a range of units and integrated appliances, a utility area, and a three-piece shower room. Upstairs, you will find two double bedrooms, a generously sized third bedroom, a family bathroom, and a bonus loft room, perfect for a work-from-home space.

The property further benefits from gas central heating, double-glazing, underfloor heating throughout the ground floor, driveway parking for two vehicles, and a private rear garden, mainly laid to lawn, with a brick-built storage unit and a decking area.

 3

 2

 2

 D

Council Tax Band: D

