



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



203 Langley Road, Langley, Berkshire, SL3 7EA

Price Guide £380,000

- Semi Detached Cottage
- Langley Train Station (Elizabeth Line)
- Conveniently Located for Local Amenities
- Walking Distance to Many Ofsted-Rated Schools
- Rarely Available Turn of The Century Home
- Two Bedroom
- Private Rear Garden
- Excellent Commuter Links To M4, M25 & Heathrow
- Gas Central Heating
- Ideal for Small Families or Investors

203 Langley Road, Langley SL3 7EA

The Flatman Partnership are pleased to provide this unique opportunity to purchase an exquisite turn-of-the-century semi-detached cottage on the popular Langley Road. This two-bedroom home is conveniently located for local amenities on the Langley High Street and is within walking distance of a range of Ofsted-rated schools such as Langley Grammar and Ryvers Primary School. This property offers excellent commuter links to the M4 & M25 motorways, as well as Heathrow Airport, and is within walking distance of Langley Train Station (Elizabeth Line).

On the ground floor, accommodation comprises a living room with feature fireplace, kitchen/dining area, and a convenient lean-to which can be used as a work-from-home space/study. On the first floor, you will find the master bedroom with built-in wardrobes, family bathroom, and a further bedroom. The property also benefits from gas central heating and a private rear garden. Ideal for small families or investors alike, this rarely available property is not to be missed!

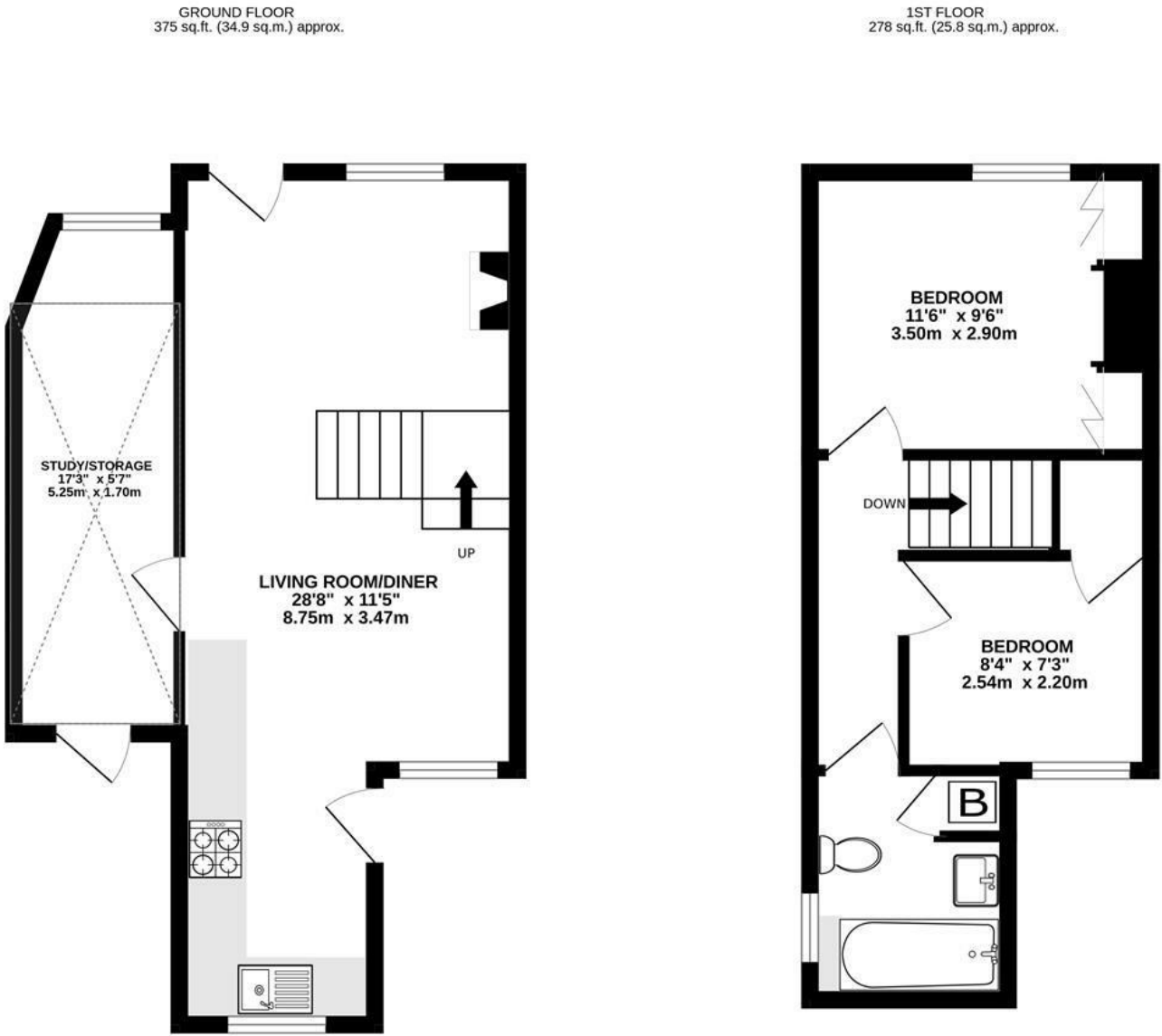
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 D

Council Tax Band: C



TOTAL FLOOR AREA: 653 sq.ft. (60.7 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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