

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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	



153 Humber Way, Langley, Berkshire, SL3 8SS

Price Guide £450,000

- Three Bedroom Terraced House
- Langley Railway Station (Elizabeth Line)
- Parking to the Rear of Property
- Lovely Private Rear Garden
- Walking Distance to Local Schools
- Popular Residential Location
- Close to Major Motorway Networks
- Lounge & Seperate Kitchen
- Shower Room
- No Onward Chain

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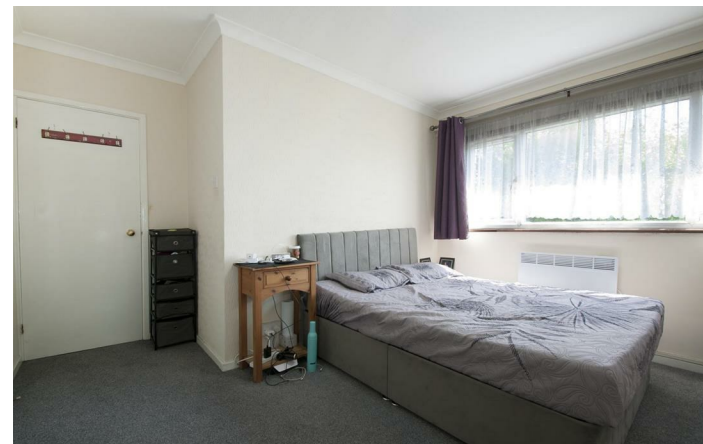
The Flatman Partnership is delighted to present this three-bedroom terraced house in a popular residential location, conveniently located in close proximity to local amenities and a wide range of Ofsted-Rated Schools, ideal for families. Within walking distance to Langley Railway Station (Elizabeth Line) and easy access to Heathrow Airport and major motorway links, including the M4, M40 & M25, making this property excellent for commuters.

Features include entrance porch and hallway, bright and spacious lounge, large fitted kitchen, two double bedrooms with built-in wardrobes, a further third bedroom and shower room. Further benefits include a lovely low-maintenance rear garden with rear access, and off-street parking for two vehicles.

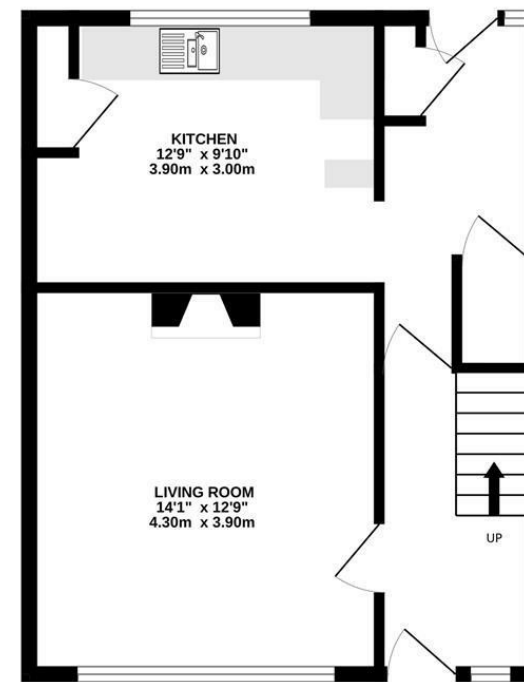
With no onward chain, this property is ideal for families and investors alike.



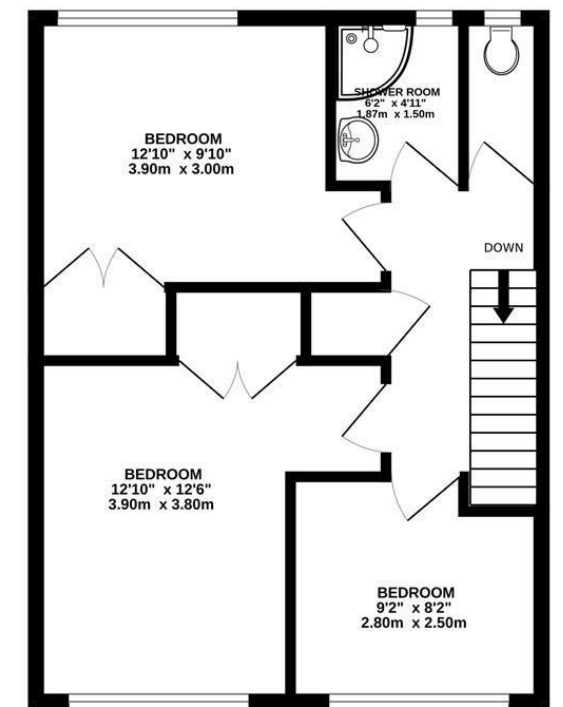
Council Tax Band: C



GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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