



## 10 Austen Way, Langley, SL3 7GF

Asking Price £565,000

- NO ONWARD CHAIN
- 1.2 MILES TO LANGLEY STATION
- 3 BEDROOMS
- GROUND FLOOR W.C.
- DRIVEWAY PARKING FOR 2 CARS
- 0.5 MILES TO LANGLEY GRAMMAR SCHOOL
- POTENTIAL TO EXTEND (STPP)
- 2 BATHROOMS
- PRIVATE GARDEN WITH SHED
- QUIET CUL-DE-SAC WITH PLAYGROUND

# 10 Austen Way, Langley SL3 7GF

\*0.5 MILES TO LANGLEY GRAMMAR SCHOOL\*



Council Tax Band: E



A beautifully presented 3 bedroom 2 bathroom semi-detached house situated in the heart of Langley, in the corner of a quiet cul-de-sac, only 0.3 miles from the nearest school and 1.2 miles from Langley Station (Elizabeth line).

The house has been recently decorated and has a naturally bright and airy feel throughout, especially as it features a stunning bay window in the dining room that really opens up the space.

There is an undercover carport driveway for 2 cars, a private rear garden with a patio area, and a ground floor W.C. The property also features gas central heating throughout as well as a gas cooker hob in the kitchen.

The house has been owned by the original family since it was built in 2004, and benefits from no onward chain.

Due to its central location, close to many well regarded local schools, including numerous Grammar Schools (with Langley Grammar being only 0.5 miles away), as well as being close to Heathrow Airport and also Langley Station, which benefits from Crossrail connection on the Elizabeth Line straight into London, it would make an ideal home for families and commuters alike, seeking a home in a safe and quiet location, yet close to important amenities.

It is generously proportioned already, at nearly 1000 sq ft , but there are many opportunities to extend further should you wish, subject to permissions.

OPPORTUNITIES TO EXTEND (STPP)

REAR EXTENSION: to make an even larger kitchen by extending out further with a rear brick extension and adding possible sky lights and bi-folding doors to really open up the space

GARDEN ROOM: one could put in which would make an ideal office, playroom or gym.

CARPORT CONVERSION: to make it a garage as other houses on the development have done

ACCOMMODATION SUMMARY

- 3 BEDROOMS
- 2 BATH/SHOWER ROOMS (ONE IS ENSUITE)
- KITCHEN
- RECEPTION ROOM
- DINING ROOM
- W.C.
- ENTRANCE HALL
- PRIVATE REAR NORTH-WEST FACING GARDEN WITH SHED
- CARPORT DRIVEWAY PARKING FOR 2 CARS

STATIONS (\* straight line distances)

- 1.2 miles to Langley Station
- 1.3 miles to Datchet station
- 1.5 miles to Sunnymeads Station

BY CAR

Right by Junction 5 of the M4

SCHOOLS

- 0.3 miles to Holy Family Catholic Primary School
- 0.5 miles to Langley Grammar School

- 0.6 miles to Foxborough Primary School
- 0.7 miles to Castlevew Primary School
- 0.8 miles to The Langley Academy
- 0.8 miles to The Langley Academy Primary
- 0.8 miles to Marish Primary School
- 0.9 miles to Ryvers School
- 0.9 miles to Langley Hall Primary Academy
- 0.9 miles to Ditton Park Academy
- 1.2 miles to Langley Hall Arts Academy
- 1.2 miles to Datchet St Mary’s C of E Primary School
- 1.2 miles to The Langley Heritage Primary
- 1.2 miles to Churchmead Church Of England School
- 1.3 miles to St Bernard’s Catholic Primary School
- 1.4 miles to Upton Court Grammar School
- 1.4 miles to Colnbrook Church of England Primary School
- 1.5 miles to St Bernard’s Prep School
- 1.5 miles to Eton End School Trust Limited in Datchet
- 1.6 miles to Sikh Heritage Girls School
- 1.6 miles to Long Close School

AMENITIES

The property is located in a modern development, located just off Ditton Road, around a 5 minute walk from Langley High Street, where a number of local shops, café’s and takeaways can be found.

Most importantly, the property is situated a moments throw from numerous highly regarded schools, including Langley Grammar, Upton Court Grammar, St Bernards and Ryvers, to name just a few.

On the development itself, it is very family friendly with a large green and children’s playground located in the centre, and it has a very safe vibe as this house in Austen Way is found at the end of a cul-de-sac, so no cars can drive past the house. In terms of transport, the closest bus stops are found on London Road, and these can take you straight to Heathrow Airport, Central London as well as other nearby places including Hammersmith, Hounslow, Colnbrook and Slough.

Langley Station is just over 1.2 miles away, and is on the Elizabeth Line, so one can reach Central London on this cross rail service in very little time, including being in Paddington in approximately 20 minutes, and if one was driving, one could be at Heathrow Airport in around 15 minutes.

There are many lovely local parks nearby including Richings Park, Kedermister Park, as well as Upton Park, which is the nearest park to feature a weekly 5km park run on a Saturday morning.

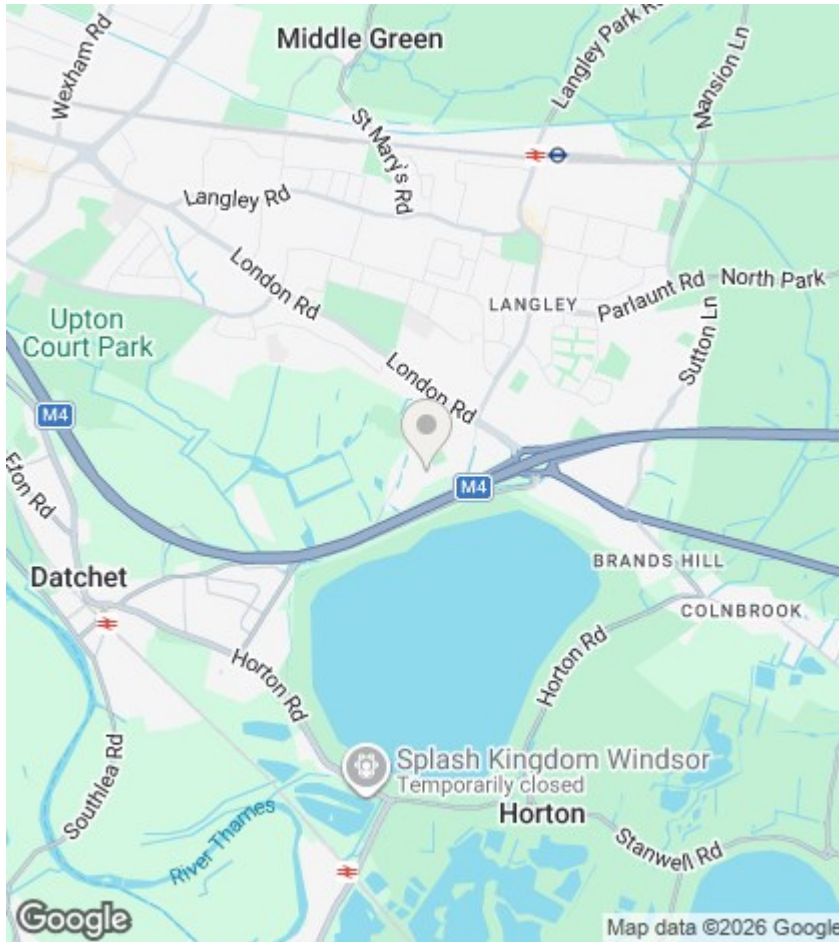
The property would make a wonderful home or investment as one can move straight in due to its modern decorative condition. As there is a private rear garden, parking for two cars and still the potential to extend further, it would be ideal for a family who are looking for a safe location to grow their family.

IMPORTANT INFORMATION

- No onward chain
- EPC band B (potential B)
- Council Tax Band E (£2,943.89 for 2026/2027)
- Slough Borough Council
- Built in 2004 as James Meadow Development
- North-West facing rear garden
- Gas Central Heating
- Gas Cooker Hob

LEGAL NOTE

\*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract.  
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## Directions

The house in Austen Way is located at the end of the cul-de-sac, just off the main development where the green with the playground is situated. Access is just off Ditton Road in Langley.

## Viewings

Viewings by arrangement only. Call 01753852226 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 | 76                      | 81        |
| (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 |           |

### Austen Way

Approximate Gross Internal Area = 90.6 sq m / 975 sq ft

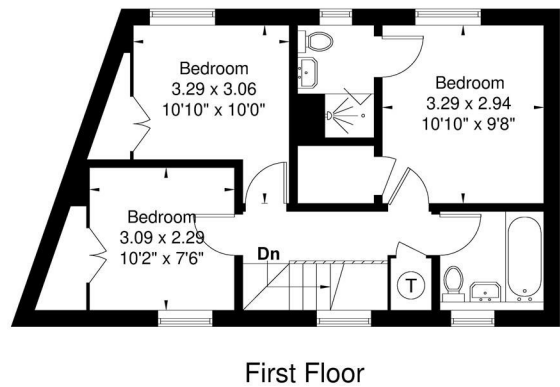
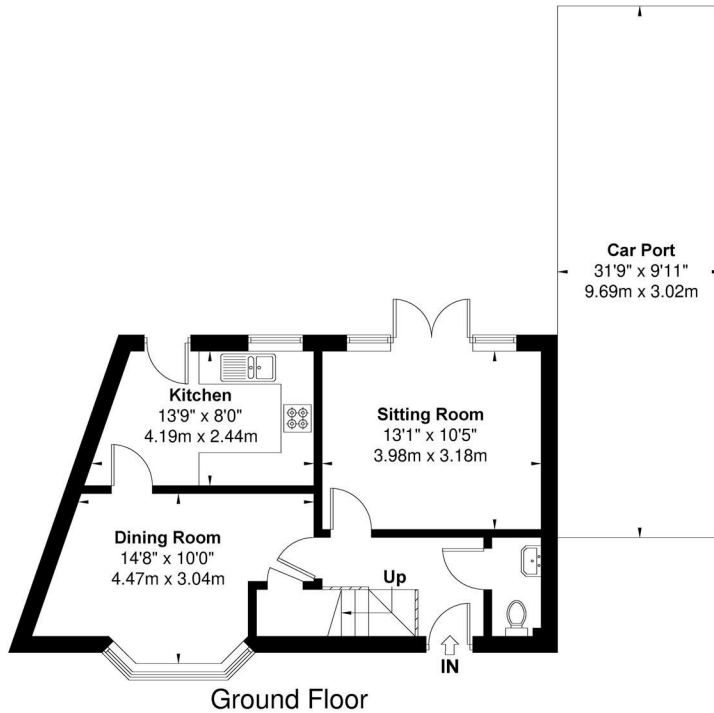


Illustration for identification purposes only, measurements are approximate, not to scale.