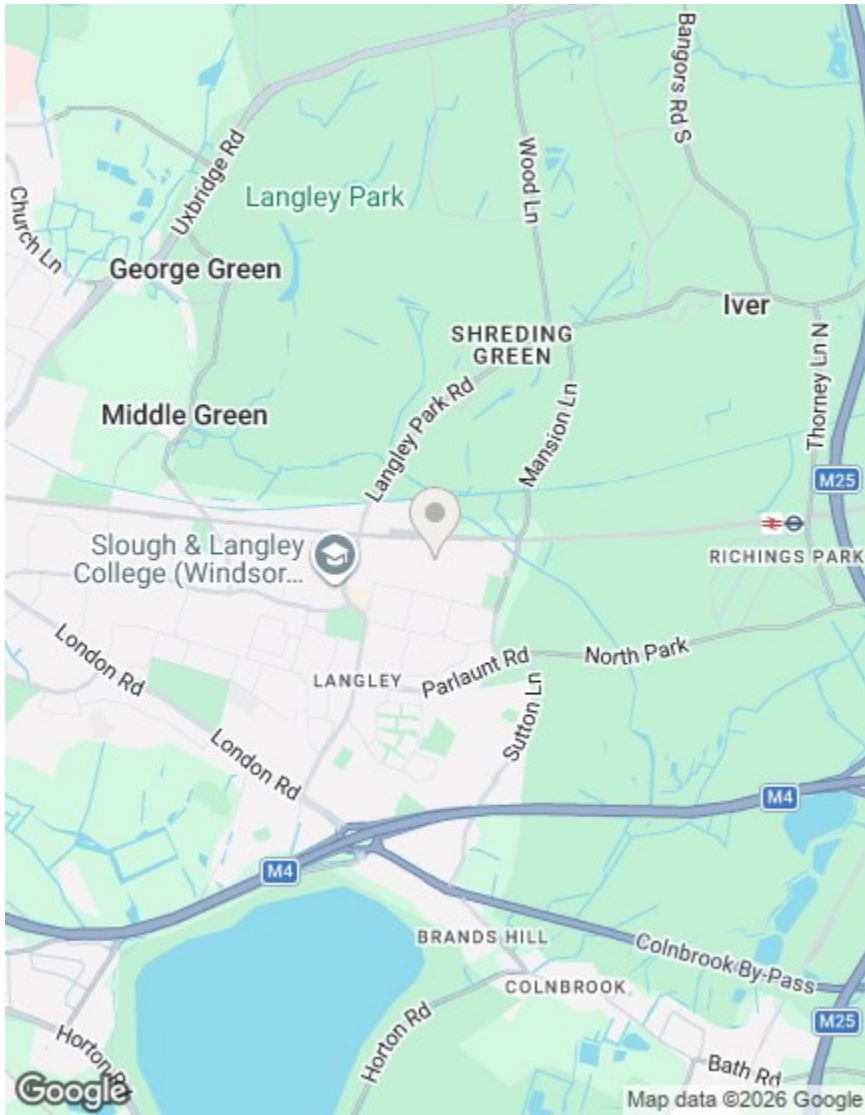




| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>77</b> |
| (55-68) <b>D</b>                            | <b>65</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



132 Mead Avenue, Langley, SL3 8JA

£1,500 PCM

- Two-bedroom split-level maisonette
- Two double bedrooms
- Langley station (Elizabeth line) within walking distance
- Several well-regarded local schools nearby
- Part furnished - beds and wardrobes included
- Spacious living room with direct access to private balcony
- Separate kitchen
- Convenient access to the M4 motorway
- Off-street parking included
- Available immediately



# 132 Mead Avenue, SL3 8JA

A well-proportioned two-bedroom split-level maisonette offered to let, part furnished in a popular residential location in Langley. Set over the upper floors of the property, the accommodation benefits from a spacious feel throughout, with vaulted ceilings to the bedrooms giving them a distinctive character.

The property comprises an entrance hall, a generous living room with direct access onto a private balcony, a separate kitchen fitted with wall and base units and a full range of appliances including gas cooker, washing machine and fridge/freezer, two good-sized double bedrooms and a family bathroom. The property will be let part furnished to include beds and wardrobes.

Mead Avenue is well placed for Langley's amenities, with Langley station (Elizabeth line) within walking distance for commuters heading into central London or towards Reading. The M4 motorway is also easily accessible, and several well-regarded local schools are nearby

Off-street parking is included. Available immediately, subject to satisfactory references.

 2

 1

 1

 D

Council Tax Band: B

