

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



153 Humber Way, Langley, Berkshire, SL3 8SS

Price Guide £435,000

- Three Bedroom Terraced House
- Bright open-plan lounge and dining room with fireplace
- No Onward Chain
- Large Low-Maintenance Rear Garden With Rear Access
- Easy Access to M4, M40, M25 and Heathrow Aripport
- Walking Distance to Langley Train Station - Elizabeth Line
- Generously sized fitted kitchen with rear access
- Modern Shower Room with Full Tiling
- Off Street Parking to the Rear
- Cathcemnt for a Wide Range of Ofsted-Rated Schools

153 Humber Way, Berkshire SL3 8SS

The Flatman Partnership are delighted to present this three-bedroom terraced house, ideally situated within walking distance of Langley Station (Elizabeth Line) and offering excellent access to Heathrow Airport and major motorway links, including the M4, M40, and M25 - perfect for commuters and families alike.

The ground floor offers a bright and spacious open-plan lounge and dining room with feature fireplace and wood-effect flooring, alongside a generously sized fitted kitchen with ample storage and direct rear access. Upstairs, three well-proportioned bedrooms are served by a modern shower room with full tiling. The two larger bedrooms benefit from good natural light and useful storage.

Outside, the property features a large, low-maintenance rear garden with rear access and off-street parking for two vehicles.

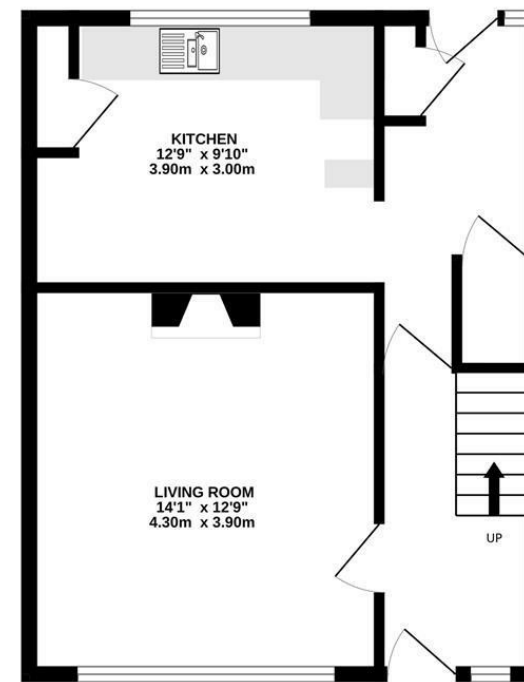
With no onward chain and within catchment for a wide range of Ofsted-rated schools, this is a fantastic opportunity for families and investors seeking a well-connected home in a popular residential location.



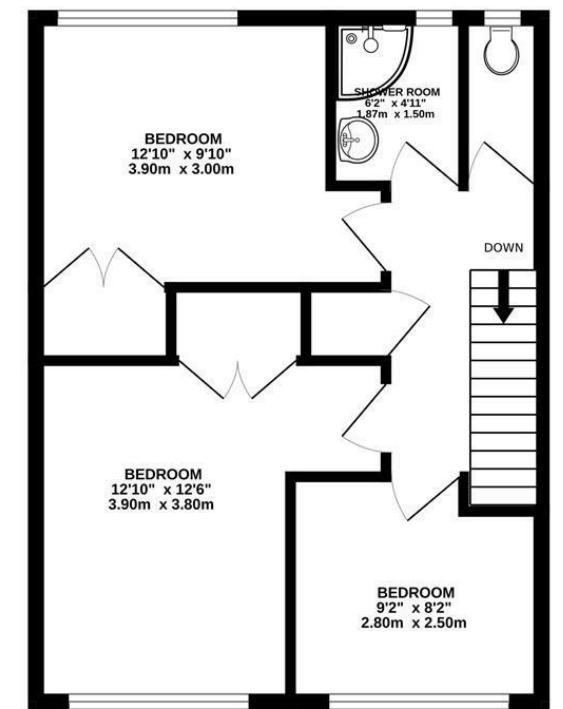
Council Tax Band: C



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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