

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>			
(55-68) <b>D</b>		<b>68</b>	<b>74</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 2002/91/EC		



527 Maplin Park, Langley, SL3 8YG

Price Guide £645,000

- Detached Family Home
- Langley Train Station - Elizabeth Line
- Master Bedroom With Ensuite
- Two Reception Rooms & Seprate Dining Room
- Driveway Parking
- Four Bedrooms
- Ofsted- rated Primary & Seconday Schools
- Newly Fitted Bathroom
- Private Rear Garden
- No Onward Chain

# 527 Maplin Park, Langley SL3 8YG

The Flatman Partnership are delighted to present this impressive four-bedroom detached house nestled in the sought after Maplin Park Development. Conveniently located just a short walk away from Langley High Street with its wide range of local amenities and Ofsted-rated primary and secondary schools, it is an ideal choice for families. Offering excellent transport links, commuters will appreciate the proximity to Langley Train Station, which provides access to the Elizabeth Line, as well as easy connections to M4, M40 & M25 motorway networks.

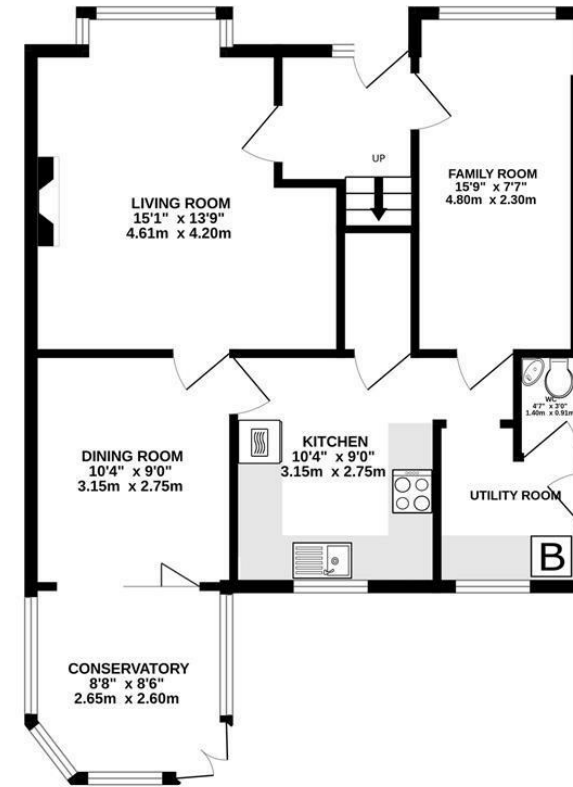
This generous accommodation boasts a welcoming reception room, additional family room, and separate dining room, providing areas for relaxation and entertaining, the ground floor also comprises a convention WC, well-appointed kitchen, separate utility room and a charming conservatory leading to the lovely rear garden. With four well portioned bedrooms, including master with ensuite, newly fitted bathroom and driveway parking this home provides practically and ample space for growing families.



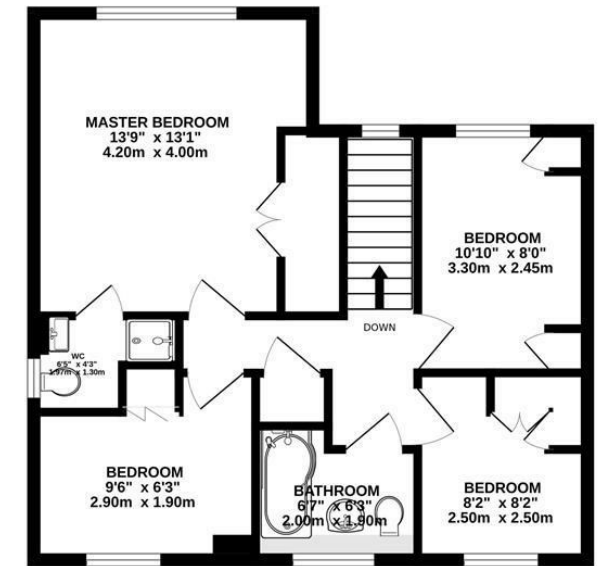
Council Tax Band: F



GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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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