

## Directions

## Viewings

Viewings by arrangement only. Call 01753593888 to make an appointment.

## EPC Rating

C

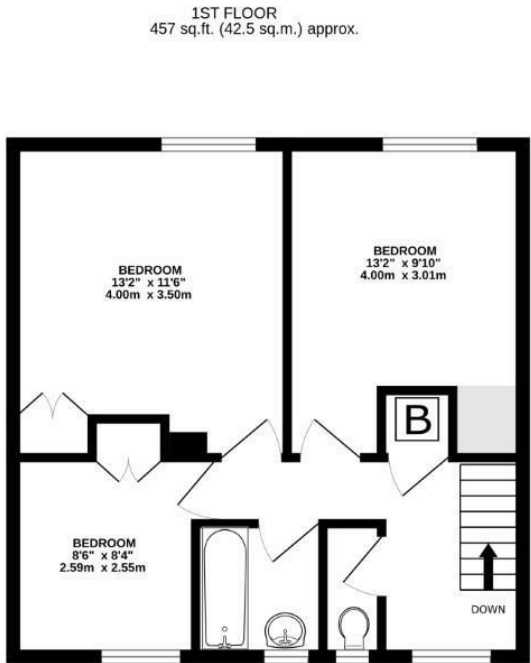
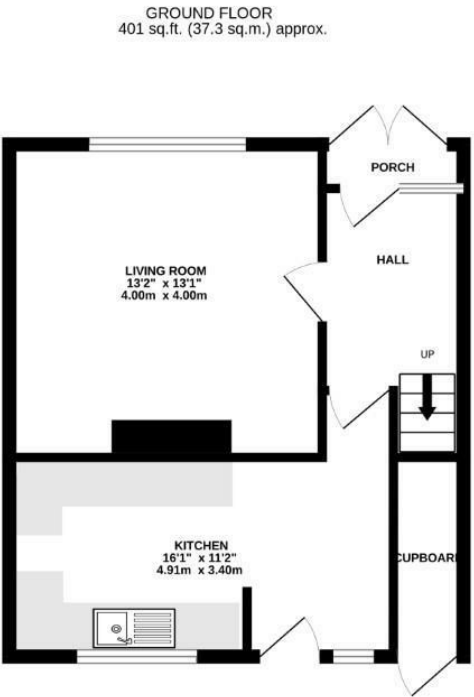
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



1 Ripley Close, Langley, Berkshire, SL3 7QH

£1,900 PCM

- Three Bedroom Mid-Terraced House
- Close to M4 and M25 Motorway Networks
- Near Local Amenities
- Unfurnished
- Ideally Located for Langley Grammar School
- Walking Distance of Langley Station (Elizabeth Line)
- South Facing Garden
- Available Immediately



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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# 1 Ripley Close, Berkshire SL3 7QH

Three-bedroom mid-terraced family house situated near a wide variety of local amenities, including many great schools, such as Langley Grammar, Langley Academy, and both Marish and Ryvers Primary Schools, all within walking distance. There is also easy access to many local transport links, including Langley Train Station (Elizabeth Line), and M4 & M25 motorway networks, allowing quick links to Heathrow Airport and London.

Features include porch, entrance hall, living room, kitchen/breakfast room, two double bedrooms, single bedroom, family bathroom with separate WC, and front and rear gardens with outside storage. The property is available immediately, subject to satisfactory referencing.

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Council Tax Band: D

