



Occupying one of the widest plots on the highly desirable Sutton Avenue, this impressive five bedroom detached property offers exceptional living space suitable for a very large family.

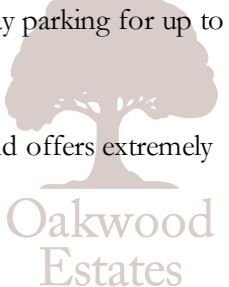
The ground floor features multiple reception rooms ideal for keeping living, dining and entertaining separate. These include a 21ft living room with doors opening onto the conservatory. The kitchen stretches a generous 28ft and features and overlooks the south-facing rear garden. Additionally there is a downstairs shower room.

The original garage has been converted and extended, creating an exceptional self-contained annexe, boasting modern interior. The annexe comprises a fantastic 23ft open plan kitchen/living room with fitted storage cupboards and wardrobes, a shower room, and 15ft bedroom with garden access.

Four double bedrooms are located on the first floor as well as a family wash room featuring bath, separate shower cubicle and dual wash basins. The loft has been converted providing a 27ft room with ample eaves storage and skylight windows.

The generous rear garden enjoys all day sunlight and a very high degree of privacy. There is an abundance of potential for future extension subject to normal planning permissions. The frontage is spacious offering paved driveway parking for up to four cars.

The property is situated in a prime location within walking distance of three nearby grammar schools, and offers extremely spacious and adaptable accommodation throughout.





# Property Information

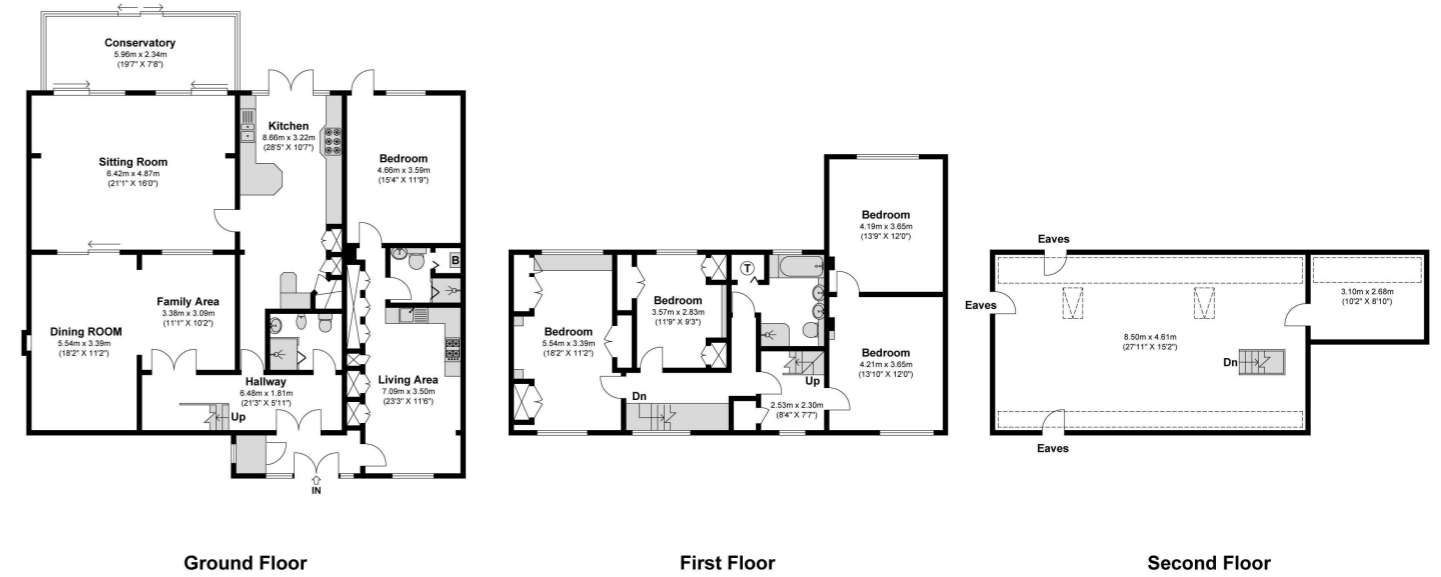
# Floor Plan

-  FIVE BEDROOM DETACHED HOUSE ON A HIGHLY DESIRABLE ROAD
-  IMPRESSIVE 3416 SQUARE FEET
-  EXPANSIVE SOUTH-FACING REAR GARDEN ENJOYING ALL DAY SUNLIGHT
-  19FT CONSERVATORY
-  WALKING DISTANCE TO 3 NEARBY GRAMMAR SCHOOLS
-  SELF-CONTAINED ANNEXE WITH KITCHENETTE & SHOWER ROOM
-  WIDEST PLOT ON SUTTON AVENUE
-  FOUR RECEPTION ROOMS SUITABLE FOR ENTERTAINING, LIVING AND DINING
-  LOFT CONVERSION WITH SKYLIGHT WINDOWS
-  DRIVEWAY PARKING FOR 4 CARS

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x5   | x4  | x3  | x4  | Y   | N   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |



**Sutton Avenue**  
 Approximate Floor Area  
 3416.14 Square feet 317.37 Square metres



## Transport Links

### NEAREST STATIONS

Langley - 1.1 miles

Slough - 1.1 miles

Datchet - 1.7 miles

## Local Schools

### PRIMARY SCHOOLS

St Bernard's Preparatory School

0.3 miles away

Ryvers School

0.4 miles away

Castleview Primary School

0.7 miles away

The Langley Academy Primary

0.7 miles away

Marish Primary School

1.0 mile away

### SECONDARY SCHOOLS

St Bernards Catholic Grammar School

0.2 miles away

Upton Court Grammar School

0.4 miles away

Ditton Park Academy

0.7 miles away

The Langley Academy

0.7 miles away

Langley Grammar School

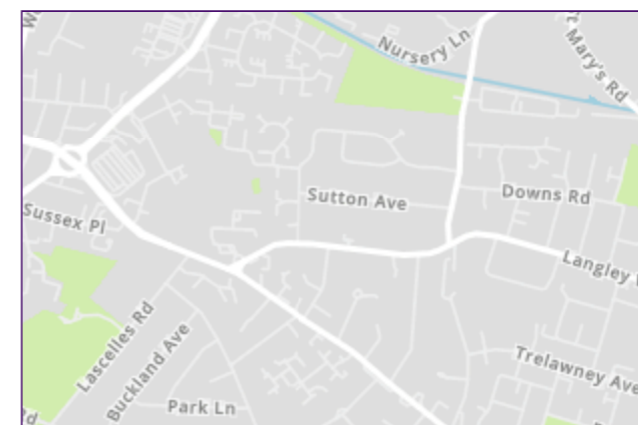
0.9 miles away

## Council Tax

Band G

**Illustrations are for identification purposes only, measurements are approximate, not to scale**

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D | 65      |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         | 79        |