



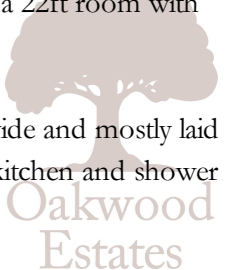
This remarkable detached property, constructed in 2021 and completed to an exceptionally high standard, offers a magnificent six bedroom home expanding a total of 4078 square feet, providing comfortable, commodious accommodation for a large family.

A grand hallway, finished with marble flooring that continues throughout the ground floor, provides a welcoming entrance to the property with double doors opening to an impressive 40ft kitchen/diner across the back of the house. This majestic reception room is fitted with spotlights and comprises a modern fitted kitchen with central breakfast island equipped with five-ring gas hob, and a separate utility room. Spectacular bi-fold doors over-look the rear garden and provide floods of natural light.

The ground floor also benefits from an additional 22ft living room to the front of the house, downstairs cloakroom and a 13ft fifth bedroom.

Rising to the first floor, an elegant mezzanine overlooks the entrance hall and provides a spacious landing that connects a contemporary fully-tiled marble family bathroom with stylish gold fixings, and four enormous double bedrooms, three offering en-suites, and two boasting walk-in wardrobes and Juliet balconies. The loft space offers a 22ft room with ample eaves storage.

Externally, the driveway provides parking for up to 8 cars. The rear garden is an outstanding 16 meters wide and mostly laid to lawn with patio area suitable for garden furniture. A 150 sq. ft self-contained annexe provides a spice kitchen and shower room.

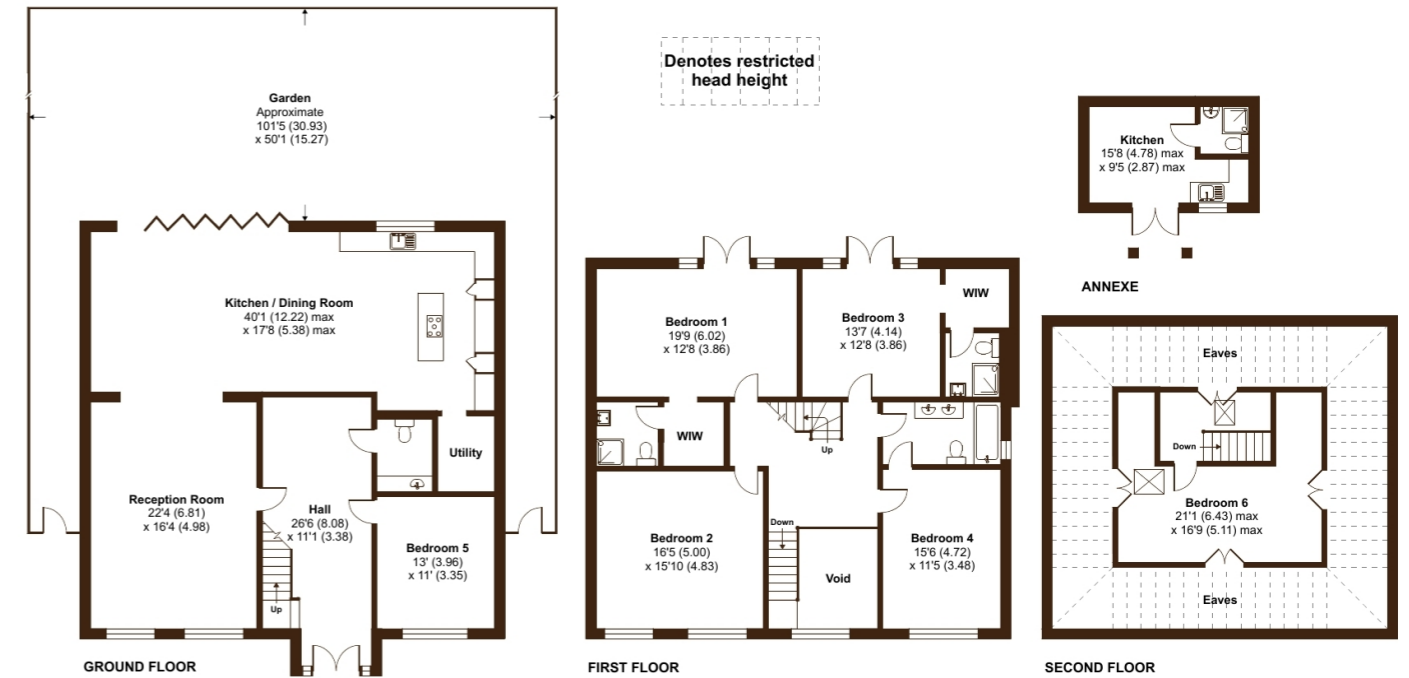


-  OUTSTANDING 6 BEDROOM DETACHED PROPERTY
-  REMARKABLE 40FT KITCHEN/DINER WITH ISLAND AND IMPRESSIVE BI-FOLD DOORS
-  HIGH SPEC FINISH THROUGHOUT
-  UNDERFLOOR HEATING THROUGHOUT GROUND AND FIRST FLOOR
-  ANNEXE WITH SPICE KITCHEN AND EN-SUITE SHOWER
-  WALKING DISTANCE TO UPTON COURT GRAMMAR SCHOOL
-  CONSTRUCTED IN 2021
-  EXPANSIVE REAR GARDEN ENJOYING A HIGH DEGREE OF PRIVACY
-  5 BATHROOMS INCLUDING EN-SUITES AND CLOAKROOMS
-  21FT LOFT ROOM WITH AMPLE EAVES STORAGE
-  DRIVEWAY OFFERING PARKING FOR AT LEAST 8 CARS

					
x6	x2	x5	x8	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

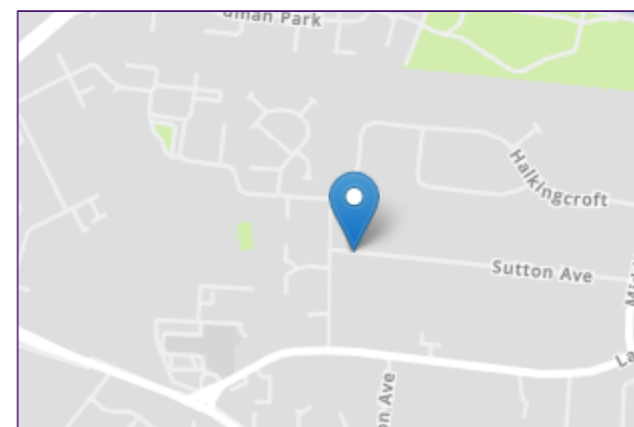
Sutton Avenue, Slough, SL3

Approximate Area = 3316 sq ft / 308 sq m (excludes void)
 Limited Use Area(s) = 612 sq ft / 56.9 sq m
 Annexe = 150 sq ft / 13.9 sq m
 Total = 4078 sq ft / 378.8 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Oakwood Estates Property Agents Ltd. REF: 1019189 

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.



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 F