

This superbly presented and largely extended detached property is situated in a highly sought-after location within walking distance of Upton Court Grammar school and boasts stunning commodious living accommodation set across three floors, suitable for a large family.

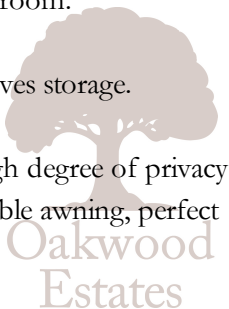
The house stretches an impressive 2867 square feet and enjoys a large entrance hallway leading to sixth bedroom/study with access to en-suite shower room, additional downstairs cloakroom and two reception rooms including 24ft living room to the front of the house and an exceptional 26ft kitchen with open plan dining area appreciating views of the delightful rear garden. The hallway, kitchen diner and living room all benefit from underfloor heating.

The kitchen comprises an excellent range of modern high-gloss units, huge breakfast island with gas cooker and other integrated appliances including three ovens, fridge freezer and dishwasher. There is a separate utility room and spice kitchen benefitting additional gas hob.

The first floor features a generously sized, beautifully fully-tiled bathroom with shower cubicle and four substantial bedrooms, all benefitting fitted wardrobes whilst the principle bedroom has en-suite shower room.

The loft has been converted and now provides space for a spacious 15ft bedroom with ample eaves storage.

Externally the driveway is fully paved allowing parking for 4-5 cars. The extensive rear garden enjoys a high degree of privacy and has been beautifully landscaped to feature a well-kept lawn and a large patio featuring an electric double awning, perfect for entertaining in all weather.



-  OUTSTANDING SIX BEDROOM DETACHED FAMILY HOME
-  IMPRESSIVE 26FT MODERN KITCHEN/OPEN PLAN DINING AREA WITH BI-FOLD DOORS AND UNDERFLOOR HEATING
-  SPACIOUS 15FT LOFT BEDROOM
-  FOUR BATHROOMS INCLUDING DOWNSTAIRS CLOAKROOM AND EN-SUITES
-  EXPERTLY EXTENDED AND REFURBISHED THROUGHOUT
-  FANTASTIC SOUTH-FACING EXPANSIVE REAR GARDEN
-  SIX DOUBLE BEDROOMS INCLUDING GROUND FLOOR ROOM WITH EN-SUITE
-  SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF UPTON COURT GRAMMAR SCHOOL
-  SUPERB MODERN CONDITION THROUGHOUT

DRIVEWAY PARKING FOR 4-5 CARS

					
x6	x3	x3	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Sutton Avenue
 Approximate Floor Area
 2867.18 Square feet 266.37 Square metres (Excludes Eaves)



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.

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

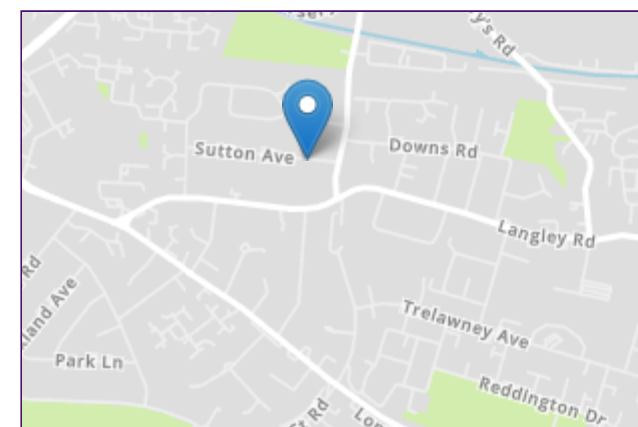
Upton Court Grammar School
 0.4 miles away

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	