



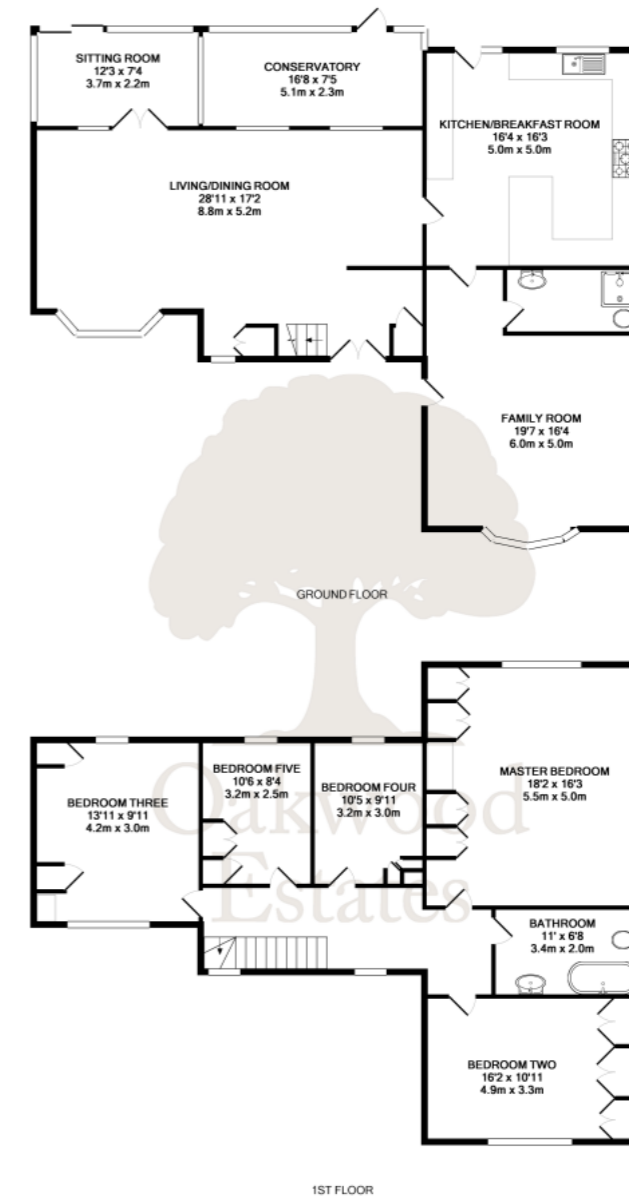
Offered to the market is this superb five bedroom detached family home. The property benefits from a spacious 28ft lounge/dining area, 16ft kitchen/breakfast room, downstairs shower room and WC, a 19ft family room with own entrance which could be utilized as an annex, large conservatory, and a sitting room/study. To the first floor there are four double bedrooms and one single bedroom all with fitted wardrobes, and a family bathroom with large jacuzzi bath tub. Externally to the front there is a gated driveway with parking for several cars and to the rear there is a large low maintenance patio garden. This property would make for an excellent purchase due to its spacious and flexible accommodation and comes to the market with no onward chain allowing the possibility for a quick sale.

# Property Information

-  FIVE BED DETACHED FAMILY HOME
-  EASY TO MAINTAIN REAR PATIO GARDEN
-  COUNCIL TAX BAND - G
-  NO CHAIN - AVAILABLE TO BUY NOW
-  DRIVEWAY PARKING FOR SEVERAL CARS
-  FOUR RECEPTIONS ROOMS
-  LARGE JACUZZI BATHTUB
-  LARGE CONSERVATORY
-  EPC - D

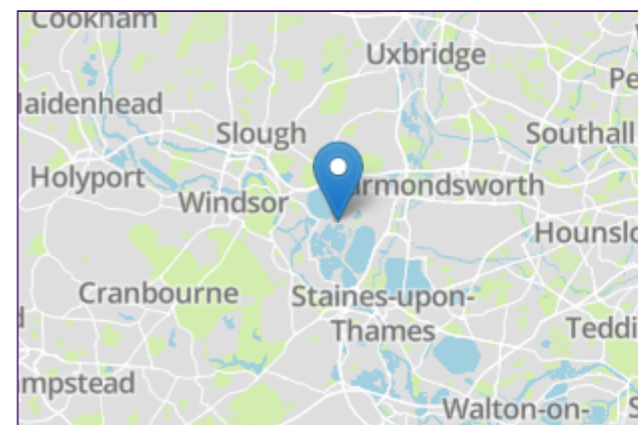
					
x5	x4	x2	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



TOTAL APPROX. FLOOR AREA 2131 SQ. FT. (198.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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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		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## External

Low maintenance patio garden to the rear.  
 To the front there is a gated driveway with parking for several cars.

## Schools

- Primary Schools:
- Colnbrook Church of England Primary School (1.1 miles) State School
  - Wraysbury Primary School (1.3 miles) State School
  - Foxborough Primary School (1.5 miles) State School
  - Holy Family Catholic School (1.6 miles) State School
- Secondary Schools:
- Langley Grammar School (1.8 miles) State School
  - The Langley Academy (2.1 miles) State School
  - Ditton Park Academy (2.1 miles) State School
  - Datchet (2 miles)

## Transport Links

- Nearest stations:
- Sunnymeads (1.2 miles)
  - Wraysbury (1.8 miles)

## Council Tax

Band G