



Positioned within a private driveway on this popular modern development just off Sutton Lane, this four bedroom detached property offers a commodious living space suitable for a large family, with delightful views to the front of Richings Parkgolf course.

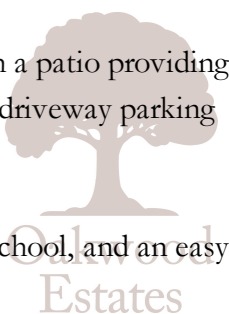
The house features a spacious entrance hallway with downstairs cloakroom and three reception rooms consisting of a 16ft lounge, separate dining area, and 16ft garage conversion that is currently being utilised as a study but with multiple additional uses such as a gym or a ground floor fifth bedroom.

The contemporary kitchen boasts granite worktops and breakfast island, a great range of integrated appliances and a convenient utility room with additional sink unit and garden access.

Located on the first floor are four bedrooms, the master bedroom extending 14ft to the front of the house with fitted wardrobes and en-suite shower room. A three-piece family bathroom is also situated upstairs.

The garden enjoys a high degree of privacy with shrubbery borders and is mostly laid to lawn with a patio providing space for outdoor furniture. The front of the house is made up of an attractive front garden and driveway parking for 2-3 cars.

The house is located a short distance from multiple nearby schools including Langley Grammar School, and an easy commute to Heathrow Airport.



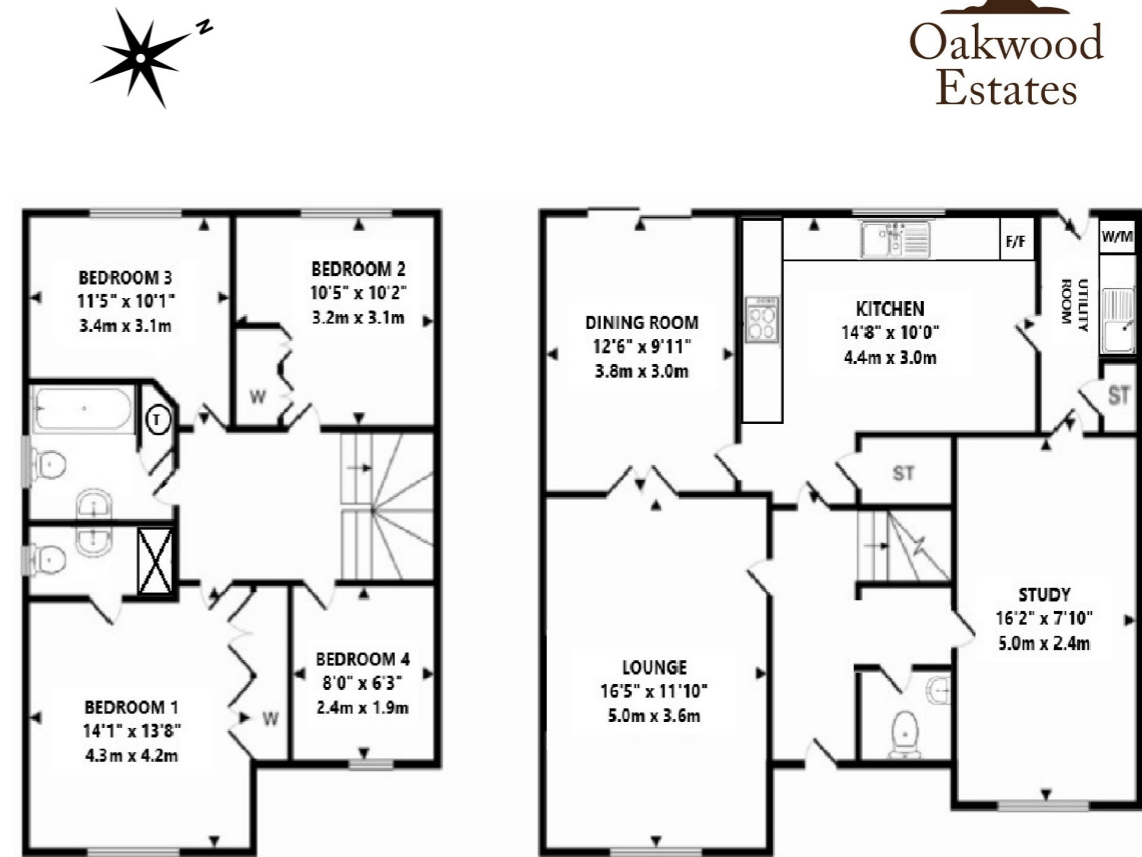
# Property Information

# Floor Plan

-  FOUR BEDROOM DETACHED PROPERTY
-  THREE RECEPTION ROOMS INCLUDING SEPARATE LIVING AND DINING
-  CONVENIENT UTILITY ROOM
-  DOWNSTAIRS CLOAKROOM AND EN-SUITE TO MASTER
-  SHORT DISTANCE FROM HEATHROW AIRPORT AND MULTIPLE NEARBY SCHOOLS
-  POSITED WITHIN A PRIVATE DRIVEWAY ON A POPULAR DEVELOPMENT
-  MODERN KITCHEN WITH APPLIANCES AND BREAKFAST ISLAND
-  GARAGE CONVERSION PROVIDES AN OFFICE OR GROUND FLOOR FIFTH BEDROOM
-  ATTRACTIVE FRONT GARDEN AND PARKING FOR 2-3 CARS
-  PRIVATE REAR GARDEN ENJOYING A HIGH DEGREE OF PRIVACY

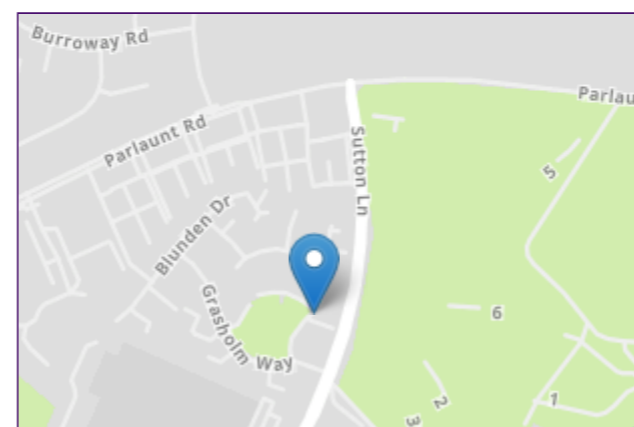


					
<b>x4</b>	<b>x3</b>	<b>x3</b>	<b>x2</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>



**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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Transport Links

### NEAREST STATIONS:

- Langley (0.9 miles)
- Iver (1.2 miles)
- Sunnymeads (2.4 miles)

The property is ideally situated close to J5 of the M4 offering links to M25 & M40.

## Local Schools

### PRIMARY SCHOOLS:

- Parlaunt Park Primary Academy  
0.3 miles away
- Foxborough Primary School  
0.5 miles away
- Langley Hall Primary Academy  
0.7 miles away
- Marish Primary School  
0.7 miles away

Holy Family Catholic Primary School  
0.8 miles away

### SECONDARY SCHOOLS:

- Langley Grammar School  
1 mile away
- The Langley Academy  
1.1 miles away
- Ditton Park Academy  
1.8 miles away
- St Bernard's Catholic Grammar School  
1.9 miles away
- Upton Court Grammar School  
2.1 miles away
- Council Tax**  
Band F