



Occupying a generous private corner plot, this beautifully extended home has been thoughtfully enhanced to offer stylish, energy-efficient modern living. At the heart of the property is a stunning open-plan kitchen and dining space featuring a bespoke Tom Howley kitchen with marble worktops and breakfast island, and a spacious larder cupboard. Appliances include a Range cooker with double ovens, fridge/freezers. Gas-powered underfloor heating runs beneath the tiled floor, through the kitchen and separate utility area, while multiple bi-fold doors open directly onto the garden.

Additionally an impressive 19ft living area leads directly into the dining extension, while a separate home office with built-in cabinetry and excellent full fibre connectivity makes working from home effortless. The ground floor is finished with hardwood flooring, with fully tiled bathrooms throughout.

Upstairs, there are four spacious double bedrooms, two with en-suite bathrooms, all benefitting from built-in storage. A versatile fifth room, previously used as a nursery or office, can comfortably accommodate a single bed.

Outdoor living is a true highlight. A private, not-overlooked side terrace sits beneath a bespoke German-imported glass veranda, providing a sheltered space for year-round dining and entertaining whilst a larger-than-average south-facing garden further enhances the sense of privacy and space. The former double garage has been converted into a gym with dedicated flooring and additional loft storage. The property also benefits from a private driveway for three cars with an EV charging point, plus additional storage via a lean-to for bikes and garden equipment.

Fully owned solar panels with a valuable government feed-in tariff secured until October 2036 provide significant energy savings and income, adding further appeal to this superbly upgraded and move-in ready family home. This beautiful family home offers a superb opportunity for those seeking a ready to move-in house within walking distance of Langley Grammar School and Langley station.

# Property Information

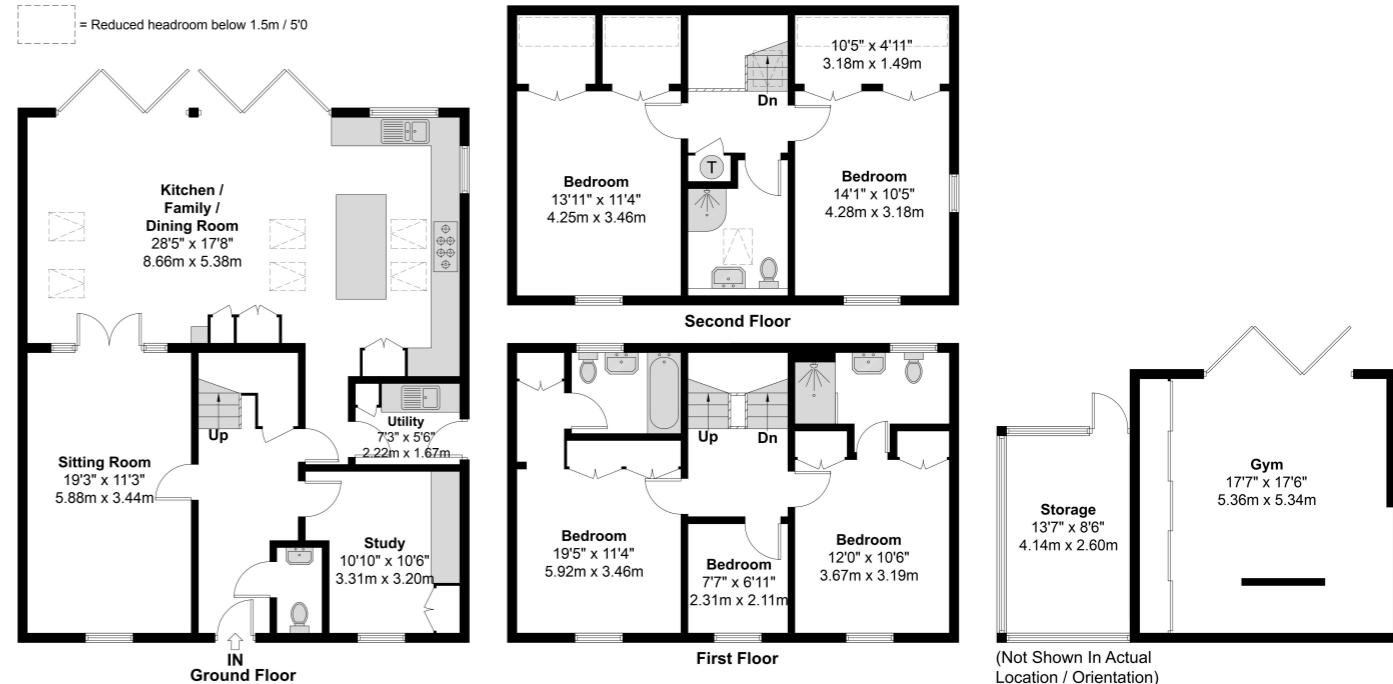
# Floor Plan

- GENEROUS PRIVATE CORNER PLOT WITH LARGE GARDEN
- MARBLE WORKTOPS AND GAS-POWERED UNDERFLOOR HEATING
- CONVERTED DOUBLE GARAGE WITH ADDITIONAL ATTIC STORAGE
- FULLY OWNED SOLAR PANELS WITH TARIFF SECURED UNTIL 2036
- WALKING DISTANCE TO LANGLEY GRAMMAR SCHOOL

- STUNNING OPEN-PLAN DESIGNER KITCHEN AND DINING EXTENSION WITH BI-FOLD DOORS
- FOUR SPACIOUS DOUBLE BEDROOMS & 2 EN-SUITES
- DEDICATED HOME OFFICE WITH BUILT IN CABINETS AND FULL FIBRE CONNECTIVITY
- DRIVEWAY PARKING FOR 3 CARS & EV CHARGER
- SOUTH-FACING GARDEN



**Parsons Road**  
 Approximate Floor Area = 206.11 Square meters / 2218.54 Square feet  
 Outbuilding Area = 40.24 Square meters / 433.13 Square feet  
 Total Area = 246.35 Square meters / 2651.67 Square feet



## Transport Links

### NEAREST STATIONS:

Langley - 1.2 miles

Datchet - 1.3 miles

Sunnymeads - 1.6 miles

0.8 miles

### SECONDARY SCHOOLS:

Langley Grammar School

780 yards

Illustration 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 Govview.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.

## Local Schools

### PRIMARY SCHOOLS:

Holy Family Catholic Primary School

490 yards

The Langley Academy

0.8 miles

Foxborough Primary School

0.5 miles

Ditton Park Academy

0.9 miles

Castleview Primary School

0.6 miles

Langley Hall Arts Academy

1.1 miles

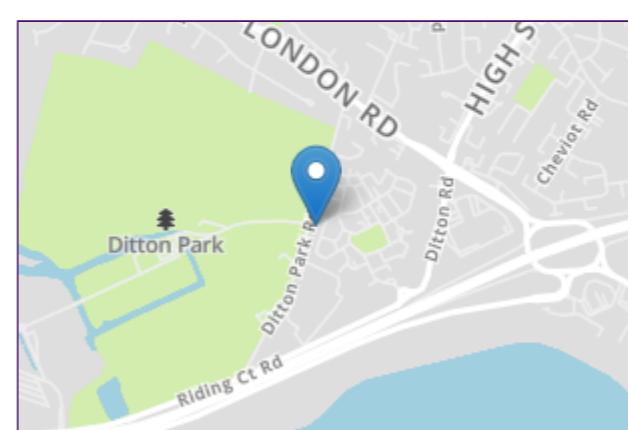
Marish Primary School

0.7 miles

St Bernard's Catholic Grammar School

1.3 miles

The Langley Academy Primary



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(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		