



An immaculate five bedroom detached family home finished to a high specification throughout, located in a quiet cul-de-sac within Langley, approximately 0.8 miles from Langley High Street and Elizabeth line station. The property has been superbly extended and modernised by the current owners and comprises of two reception rooms, one of which is a conversion of the garage, on the ground floor you will also find the kitchen through dining room with fully integrated Bosch appliances and a W.C. With access to easy to maintain rear garden and 23ft wide brick outbuilding, currently being utilised as a home gym but also offers the potential for a home office for those who work from home.

On the first floor there are three double bedrooms, two with built in wardrobes and one with an ensuite shower room, with a well appointed luxury family bathroom. Finally, on the second floor, there are a further two double bedrooms, both with access to a shower room and built in wardrobes.

Externally, there is driveway parking for multiple cars to the front aspect of the property.



# Property Information

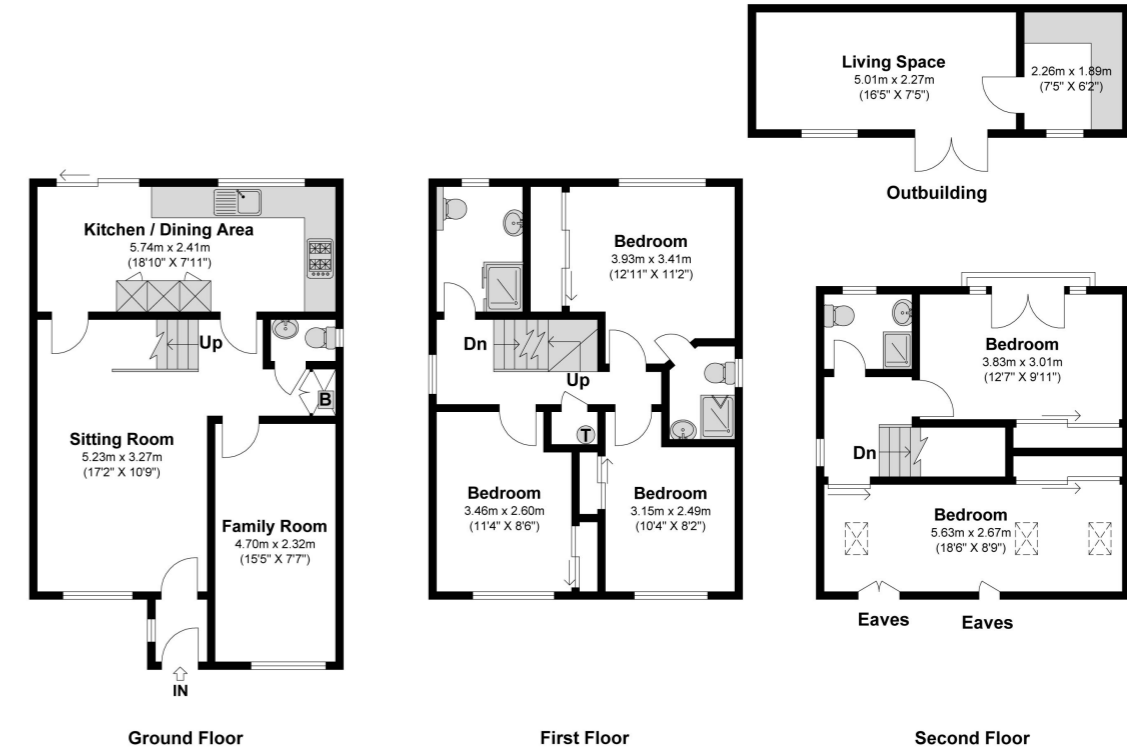
# Floor Plan

-  FIVE BEDROOM DETACHED FAMILY HOME
-  0.8 MILES FROM LANGLEY STATION
-  READY TO MOVE IN TO STRAIGHT AWAY
-  23FT WIDE OUTBUILDING
-  QUIET CUL-DE-SAC WITHIN A MODERN DEVELOPMENT
-  RENOVATED TO A HIGH SPECIFICATION
-  TWO RECEPTION ROOMS
-  DRIVEWAY PARKING FOR MULTIPLE CARS

					
x5	x2	x3	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Blunden Drive**  
 Approximate Floor Area  
 1366.47 Square feet 126.95 Square metres (Excluding Outbuilding)  
 Outbuilding 171.47 Square feet 15.93 Square metres  
 Total Area 1537.94 Square feet 142.88 Square metres (Including Outbuilding)



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 (0.7m)
- Iver (1.2m)
- Sunnymeads (2.4m)

The property is ideally located for M4 and M25 motorways, Heathrow Airport and Langley's Crossrail station are also a short commute away.

## Local Schools

### PRIMARY SCHOOLS

- Parlaunt Park Primary School  
0.8 miles away
- Foxborough Primary School  
0.8 miles away

Holy Family Catholic Primary school  
1 mile away

Colnbrook Church of England Primary School  
2.1 miles away

### SECONDARY SCHOOLS

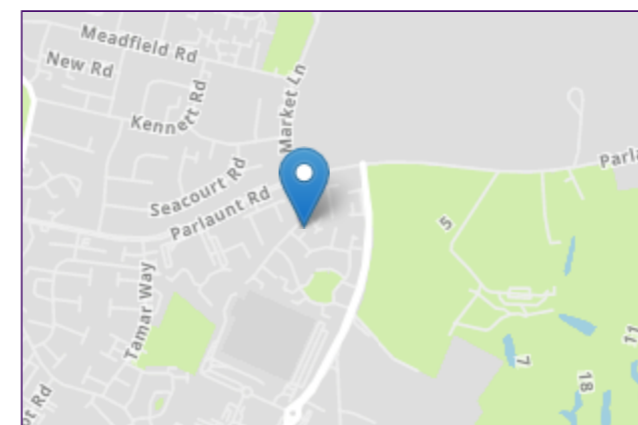
The Langley Academy  
1 mile away

Langley Grammar School  
1.2 miles away

St Bernard's Catholic Grammar School  
1.8 miles away

Ditton Park Academy  
2.1 miles away

**Council Tax**  
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(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	