



This well maintained property is located in the quiet and desirable Hurworth Avenue development, within walking distance of three local Grammar Schools and boasts an artful conservatory, four bedrooms and two bathrooms, providing ample versatility and space for a large family, with approved planning for a single storey side and rear extension.

With four bedrooms, this generously sized detached house provides ample space for a large family.

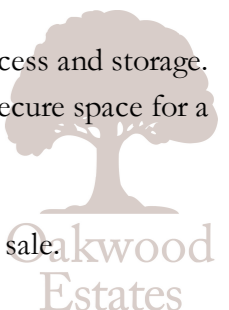
The ground floor of the property comprises a 27ft open-plan kitchen/diner that has been finished to a high standard with access to a separate utility room and a beautifully symmetrical conservatory to the rear with access via double doors to the garden. Additionally there is a 16ft living room with bay window, and a ground floor study adjacent to the downstairs cloakroom.

Four large bedrooms on the first floor provide a mixture of fitted wardrobes, and one modern ensuite shower room.

The very low maintenance rear garden is mostly laid to an immaculately kept lawn, with side access and storage. There is a spacious double garage, suitable for storage or two cars, and a driveway providing a secure space for a further two vehicles.



The property is to be sold with no onward chain providing the possibility for a quick sale.



# Property Information

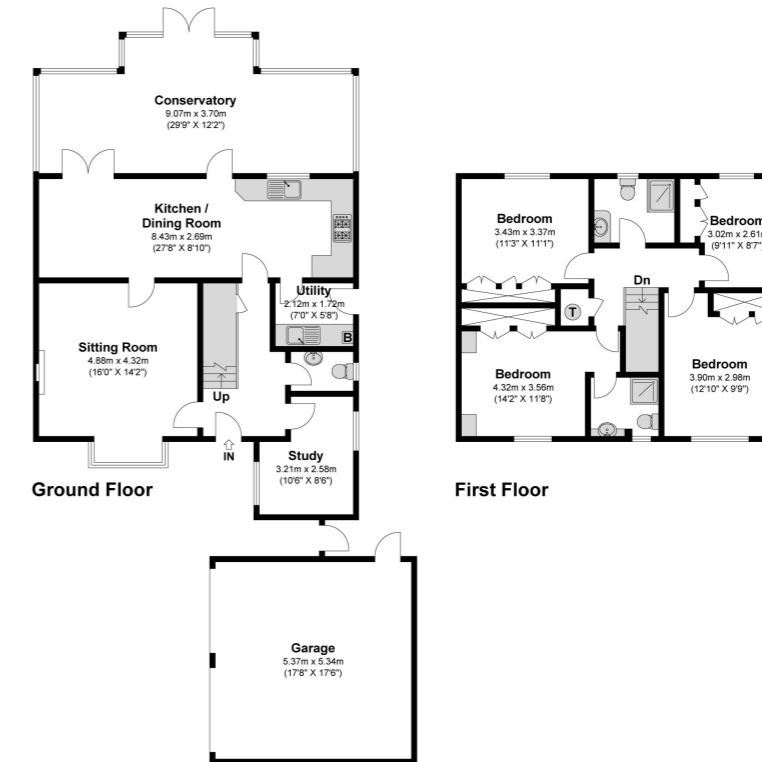
-  **FOUR BEDROOM DETACHED PROPERTY**
-  **DOUBLE GARAGE AND DRIVEWAY PARKING FOR 2 CARS**
-  **SOUTH WEST FACING GARDEN**
-  **WALKING DISTANCE OF GRAMMAR SCHOOLS**
-  **NO ONWARD CHAIN**
-  **BEAUTIFULLY DESIGNED CONSERVATORY**
-  **MASTER WITH BUILT IN WARDROBE AND ENSUITE**
-  **APPROVED PLANNING FOR A SINGLE STOREY SIDE AND REAR EXTENSION.**

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

# Floor Plan



**Hurworth Avenue**  
 Approximate Floor Area  
 1665.60 Square feet 154.74 Square metres (Excluding Garage)  
 Garage Area 308.71 Square feet 28.68 Square metres  
 Total Area 1974.31 Square feet 183.42 Square metres (Including Garage)



**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:

- Slough (1.1 mi)
- Langley (1.3 mi)
- Datchet (1.4 mi)

### Local Schools:

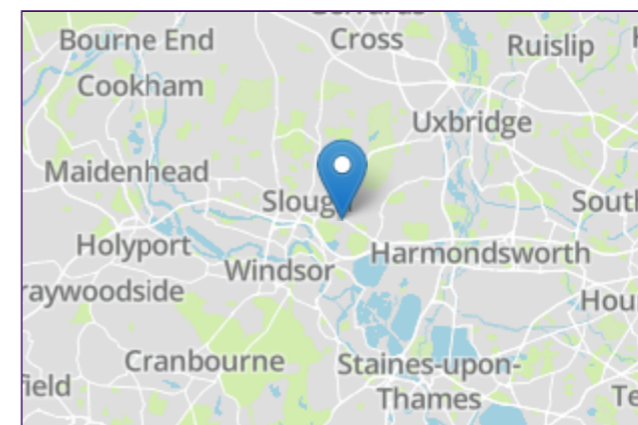
#### PRIMARY SCHOOLS

- Castleview Primary School  
0.4 miles away
- Ryvers School  
0.4 miles away
- Long Close School  
0.6 miles away
- The Langley Academy Primary  
0.7 miles away

#### SECONDARY SCHOOLS

- Ditton Park Academy  
0.3 miles away
- St Bernard's Catholic Grammar School  
0.3 miles away
- Upton Court Grammar School  
0.4 miles away
- The Langley Academy  
0.7 miles away
- Langley Grammar School  
0.8 miles away

**Council Tax**  
Band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	<b>85</b>	<b>89</b>
	EU Directive 2002/91/EC	