

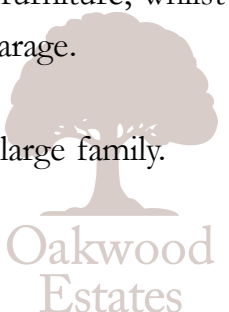
Uniquely located on a gated private driveway offering parking for at least 6 cars is this five bedroom detached house that has been expertly extended to create commodious living accommodation.

The ground floor offers three reception rooms including two sitting lounges and a dining room with the addition of a 18ft conservatory. An 18ft kitchen overlooks the rear and offers a wide range of storage cupboards, gas cooker, and access to a downstairs cloakroom.

To the first floor the master bedroom stretches 13ft to the front of the house and benefits from stylish en-suite shower room and large fitted wardrobes. There are four additional good size bedrooms, a large family bathroom and additional shower room.











The rear garden is fully laid to shingle with patio and decking areas suitable for garden furniture, whilst the front of the house offers ample parking with the benefit of a detached garage.

The property is offered to the market in superb condition and would ideally suit a large family.



Property Information

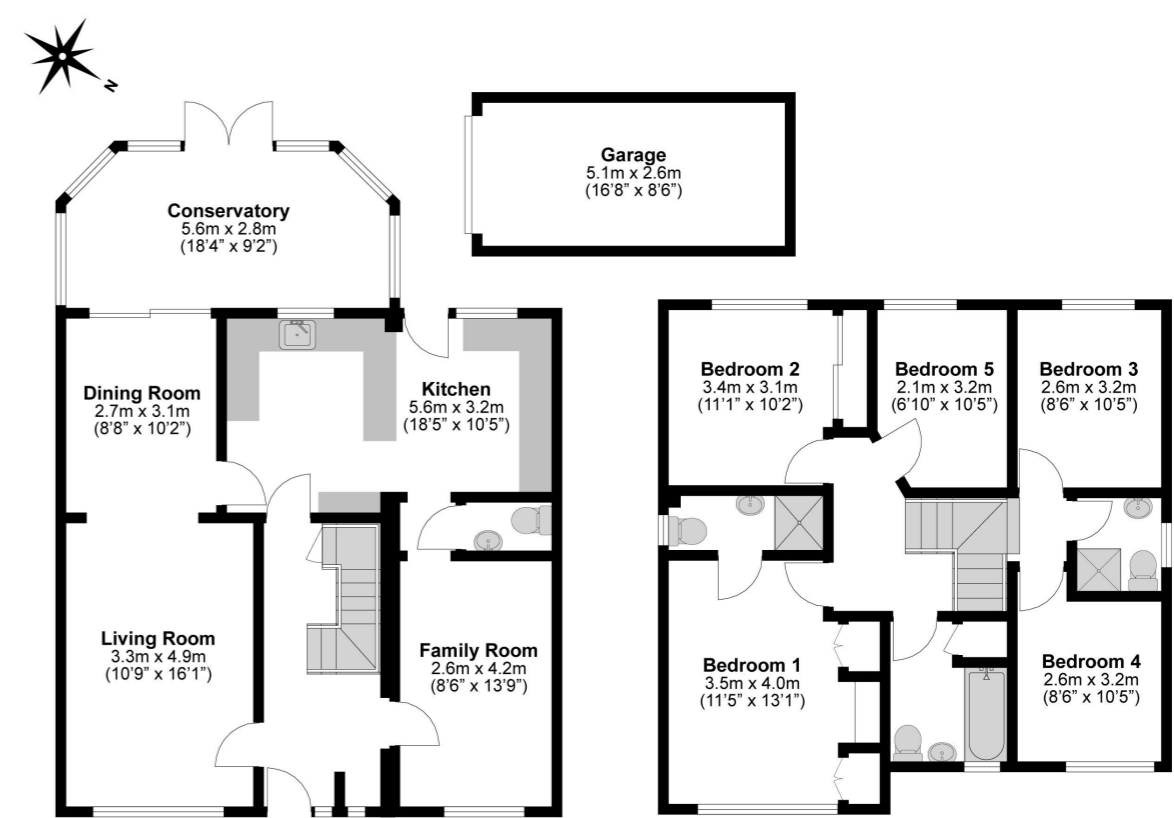
Floor Plan

-  FIVE BEDROOM DETACHED FAMILY HOME
-  PRIVATE DRIVEWAY FOR AT LEAST 6 CARS
-  18FT KITCHEN WITH GAS COOKER
-  SUPERBLY PRESENTED THROUGHOUT
-  EASY ACCESS TO LOCAL SCHOOLS, MOTORWAY LINKS AND HEATHROW AIRPORT
-  UNIQUE AND HIGHLY DESIRED CORNER PLOT
-  THREE RECEPTIONS PLUS A LARGE CONSERVATORY
-  FOUR BATHROOMS INCLUDING EN-SUITE TO MASTER
-  DETACHED GARAGE
-  PRIVATE LOW MAINTENANCE REAR GARDEN

					
x5	x3	x4	x6	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

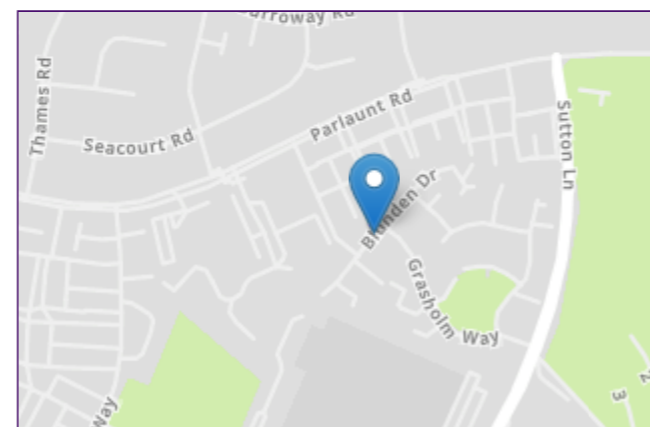


Total Approximate Floor Area
2088 Square feet
194 Square metres



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			
(92-100)	A		
(81-91)	B		86
(69-80)	C	75	
(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	

External

The property is situated within a private drive and offers a fantastic size driveway with electric gates, fully laid to shingle providing off-street parking for 6 cars with the addition of a detached single garage. The rear garden is accessible via conservatory or patio door in the kitchen and also laid to shingle with ample space for garden furniture.

Langley Primary Academy
0.7 miles away

Holy Family Catholic Primary School
0.8 miles away

Ryver's Primary School
1.4 miles away

SECONDARY SCHOOLS

Langley Grammar School
1 mile away

The Langley Academy
1.1 miles away

Ditton Park Academy
1.8 miles away

Upton Court Grammar School
2.1 miles away

Council Tax
Band E

Transport Links

NEAREST STATIONS

Langley - 0.8 miles
Iver - 1.2 miles
Sunnymeads Station - 2.4 miles

Local Schools

PRIMARY SCHOOLS

The Langley Heritage Primary
0.4 miles away

Foxborough Primary School
0.5 miles away

Marish Primary School
0.7 miles away