



A remarkable and rare opportunity to purchase this beautifully presented and well-appointed five bedroom detached property, boasting character and charm through it's commodious living space, combined with touches of modern elegance throughout the entire house.

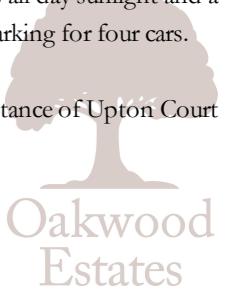
The house has been proficiently extended creating substantial living accommodation suitable for a large family and benefits a double storey extension to the side and rear, and a loft conversion. The whole property has been finished to an exceptionally high standard composing an ideal purchase for those looking for an immediate move.

The ground floor features a beautiful entrance hallway overlooked by a mezzanine floor with luxurious glass balcony and staircase. The hallway leads to a cosy 20ft living room, office and cloakroom. Stretched across the back of the house is an outstanding kitchen-diner with separate utility. The room features stunning bi-fold doors opening to a phenomenal rear garden, modern fitted kitchen with classy breakfast island and has been finished with stunning tiled flooring.

The first floor comprises an outstanding landing area offering enough space for furniture, and leading to three of five bedrooms. The two largest bedrooms both offer en-suite showers in addition to the main family bathroom, and walk-in dressing rooms. The converted loft space provides two further double bedrooms, each benefitting ample storage and access to an additional shower room.

The real show-stopper lies at the back of the property where a beautifully landscaped south-west facing rear garden enjoys all day sunlight and a high degree of privacy. The garden is mostly laid to lawn, whilst a driveway at the front of the house provides ample parking for four cars.







This spectacularly designed property is located on one of Langley's most sought-after residential roads within walking distance of Upton Court Grammar School and offers a desirable long-term family home.





# Property Information

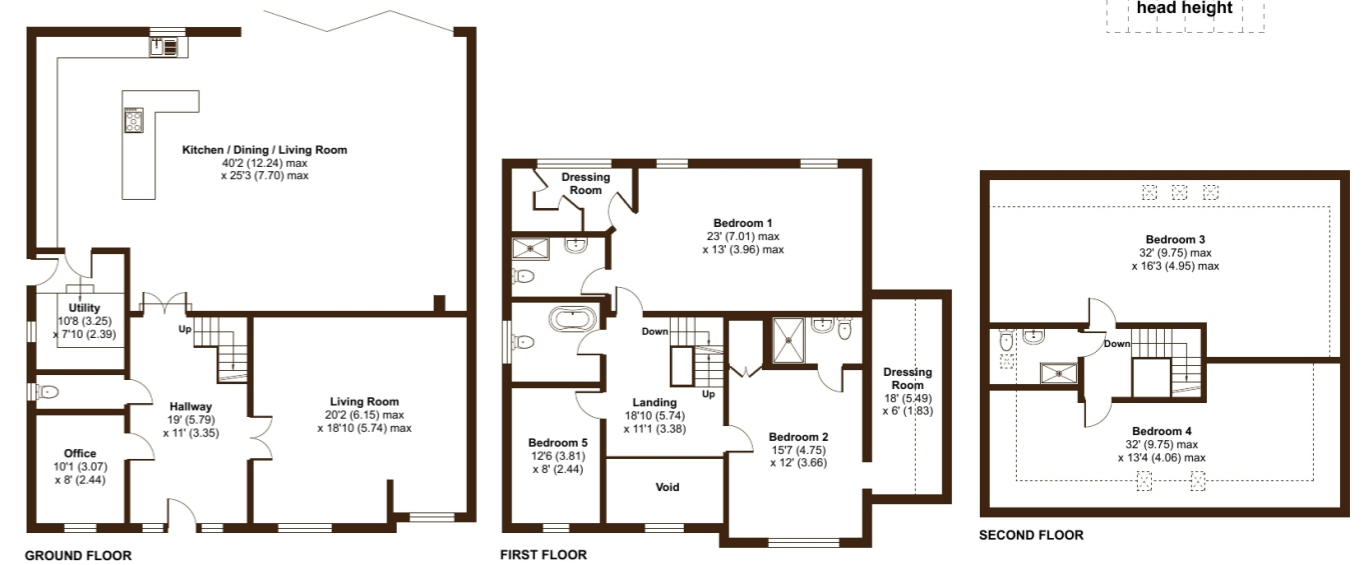
# Floor Plan

-  FIVE BEDROOM DETACHED FAMILY HOME
-  40FT KITCHEN DINER WITH BREAKFAST ISLAND AND BI-FOLD DOORS
-  LARGE SOUTH-WEST FACING REAR GARDEN
-  FIVE BATHROOMS INCLUDING DOWNSTAIRS CLOAKROOMS AND EN-SUITES
-  DOUBLE BEDROOMS WITH WALK-IN DRESSING ROOMS
-  DRIVEWAY PARKING FOR FOUR CARS
-  DESIRABLE LOCATION WITHIN WALKING DISTANCE OF UPTON COURT AND LANGLEY GRAMMAR SCHOOLS
-  DOUBLE STOREY SIDE AND REAR EXTENSIONS & LOFT CONVERSION
-  SET ACCROSS AN OUTSTANDING 3593 SQUARE FT
-  STUNNING MEZZANINE FLOOR WITH GLASS BALCONY OVERLOOKING ENTRANCE HALL
-  BEAUTIFULLY PRESENTED TO A VERY HIGH SPECIFICATION THROUGHOUT

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

## Sutton Avenue, SL3

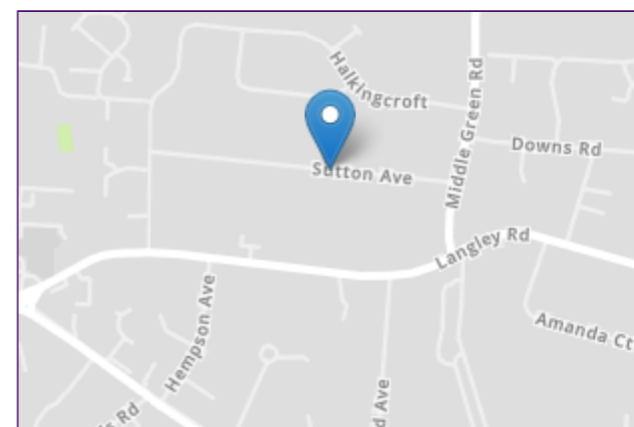
Approximate Area = 3593 sq ft / 333.8 sq m (excludes void)  
 Limited Use Area(s) = 285 sq ft / 26.5 sq m  
 Total = 3878 sq ft / 360.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Oakwood Estates Property Agents Ltd. REF: 1080076



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 - 1.1 miles away
- Slough - 1.1 miles away
- Datchet - 1.7 miles away

### Local Schools

#### PRIMARY SCHOOLS

St Bernard's Preparatory School  
0.3 miles away

Ryvers School  
0.4 miles away

Castleview Primary School  
0.7 miles away

The Langley Academy Primary  
0.7 miles away

Marish Primary School  
1.0 mile away

#### SECONDARY SCHOOLS

St Bernards Catholic Grammar School  
0.2 miles away

Upton Court Grammar School  
0.4 miles away

Ditton Park Academy  
0.7 miles away

The Langley Academy  
0.7 miles away

Langley Grammar School  
0.9 miles away

**Council Tax**  
Band F