



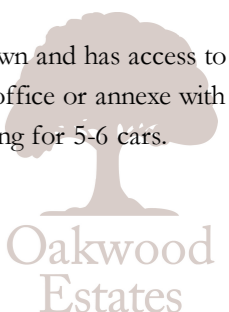
This immaculately presented and largely extended four bed detached property is situated within a highly sought-after residential road within walking distance of Upton Court Grammar school, boasting both light and sizable living accommodation suitable for a large family.

The property covers an impressive 2374.84 square feet including both the garage and outbuilding. Offering a warm and homely feel, you are invited in via the electric security gates through the large driveway for multiple vehicles into the main entrance porch with storage to the left, into the welcoming hallway with downstairs cloakroom; dining room on the right hand side, leading into the 27 ft sitting room, and impressive kitchen/ breakfast room with centre island and ample storage, with doors leading out to the beautiful maintained rear garden and entertaining space on the patio. On the ground floor there is also a utility room and a 16ft x 8ft garage currently being utilised as a home gym.






Rising to the first floor, the family bathroom offers a four-piece suite including walk-in shower and corner jacuzzi bath. Four well-proportioned double bedrooms provide fitted wardrobes, whilst the master, and second bedroom benefit from ensuite shower facilities. The loft has been tastefully converted to offer additional living space expanding 20ft with electrically operated ladder and hatch.





The rear garden possesses a high degree of privacy and stretches approx. 100ft. The garden is mostly laid to lawn and has access to a self-contained outbuilding, currently used as further entertaining space but with potential to be utilised as an office or annexe with it's own power supply and shower room. The front of the property is fully paved allowing off-street parking for 5-6 cars.

The property is offered to the market with a complete chain.





-  IMMACULATE FOUR BEDROOM DETACHED PROPERTY
-  2374.84 TOTAL SQUARE FT. AREA
-  20FT LOFT ROOM WITH ELECTRIC POWERED LADDER FOR EASE OF ACCESS
-  LARGE DRIVEWAY FOR MULTIPLE VEHICLES
-  COMPLETE CHAIN

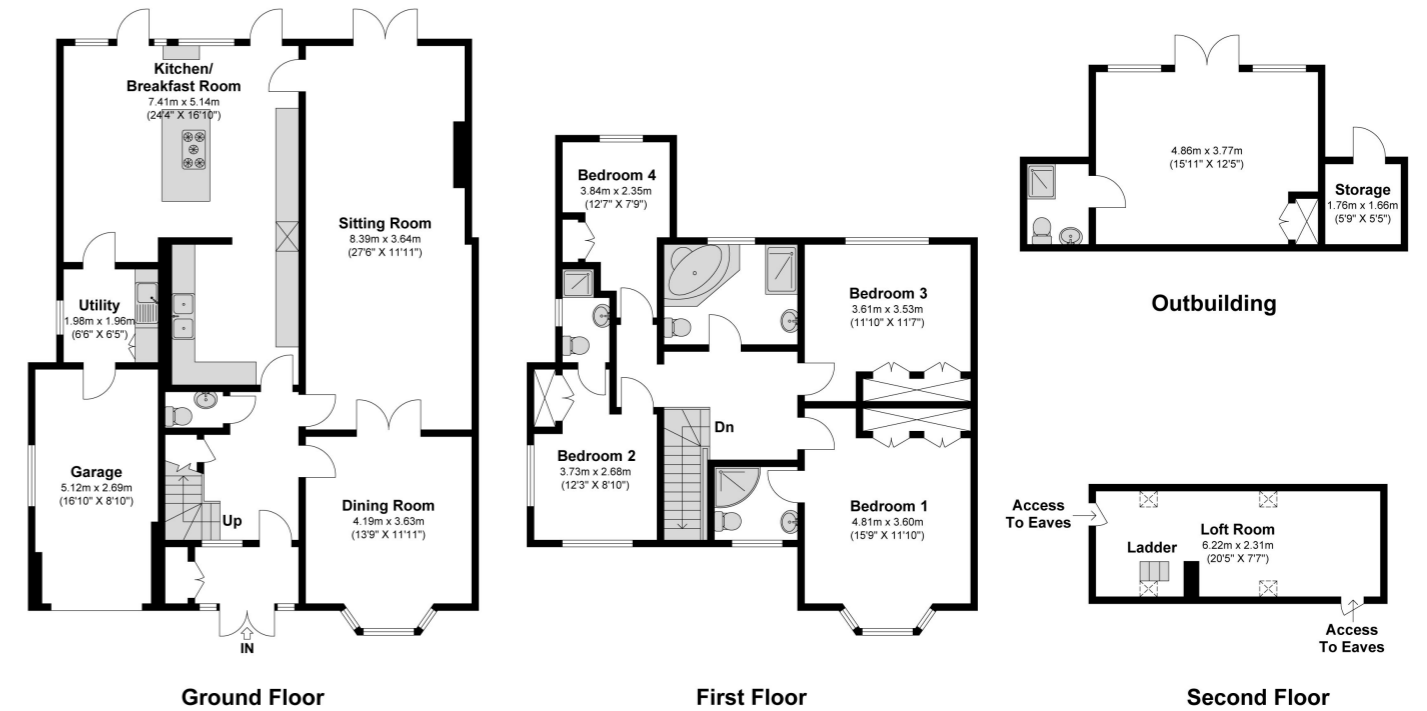
-  HIGHLY SOUGHT-AFTER LOCATION WITHIN WALKING DISTANCE OF NEARBY GRAMMAR SCHOOLS
-  APPROX. 100FT REAR GARDEN WITH OUTBUILDING
-  EXPERTLY EXTENDED AND RENOVATED THROUGHOUT
-  ELECTRIC SECURITY GATE

					
x4	x2	x3	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Lynwood Avenue**

Approximate Floor Area  
 1966.67 Square feet 182.71 Square metres (Excluding Garage & Outbuilding)  
 Garage Area 148.22 Square feet 13.77 Square metres  
 Outbuilding Area 259.95 Square feet 24.15 Square metres  
 Total Area 2374.84 Square feet 220.63 Square metres (Including Garage & 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 - 1.6 miles
- Slough - 1.7 miles
- Datchet - 2.8 miles

**SECONDARY SCHOOLS**

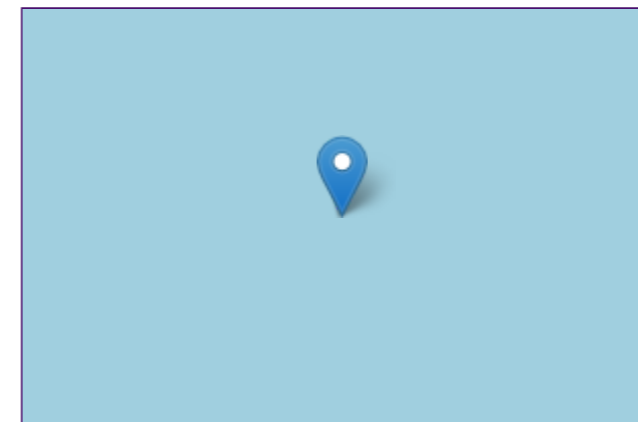
- St Bernard's Catholic Grammar School  
0.4 miles away
- The Langley Academy  
0.4 miles away
- Upton Court Grammar School  
0.6 miles away

**Local Schools**

**PRIMARY SCHOOLS**

- Ryvers School  
0.2 miles away
- Castleview Primary School  
0.4 miles away
- Langley Hall Primary Academy  
1.0 mile away

- St Bernard's Grammar School  
0.7 miles away
- Langley Grammar School  
1.0 mile away
- Council Tax**  
Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	