



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



89 Blunden Drive, Langley, Berkshire. SL3 8WQ.

£650,000 Freehold

This property absolutely must be seen internally! With accommodation of nearly 1200 sq ft, this beautifully presented extended family home has many benefits alongside its main feature - the stunning 18'9 x 17'8 kitchen/family room. This area is the hub of the home with its breakfast bar, stunning array of white gloss kitchen units with granite worktops and living area which looks out to the garden via bi folding doors and has underfloor heating. Also within this room are Velux windows - so the room offers plenty of natural light, plus integrated dishwasher and washing machine. The hallway, living room and dining room all have Engineered Oak Flooring and completing the ground floor is a cloakroom plus a handy entrance porch. Upstairs are three bedrooms, all of which have fitted double wardrobes.

There is an ensuite to the master bedroom plus a stylish family bathroom that offers a contemporary style suite including a panel bath plus a shower and screen. Outside, the front driveway is paved and offers ample off-street parking, and at the rear is a low maintenance garden that has a patio and lawn. Langley Station is just over a mile away and the excellent local schools include Langley Grammar, Upton Court Grammar, St Bernard Grammar and Langley Academy. The M4, M25 and Heathrow are also easily accessible.





**Important Notice**

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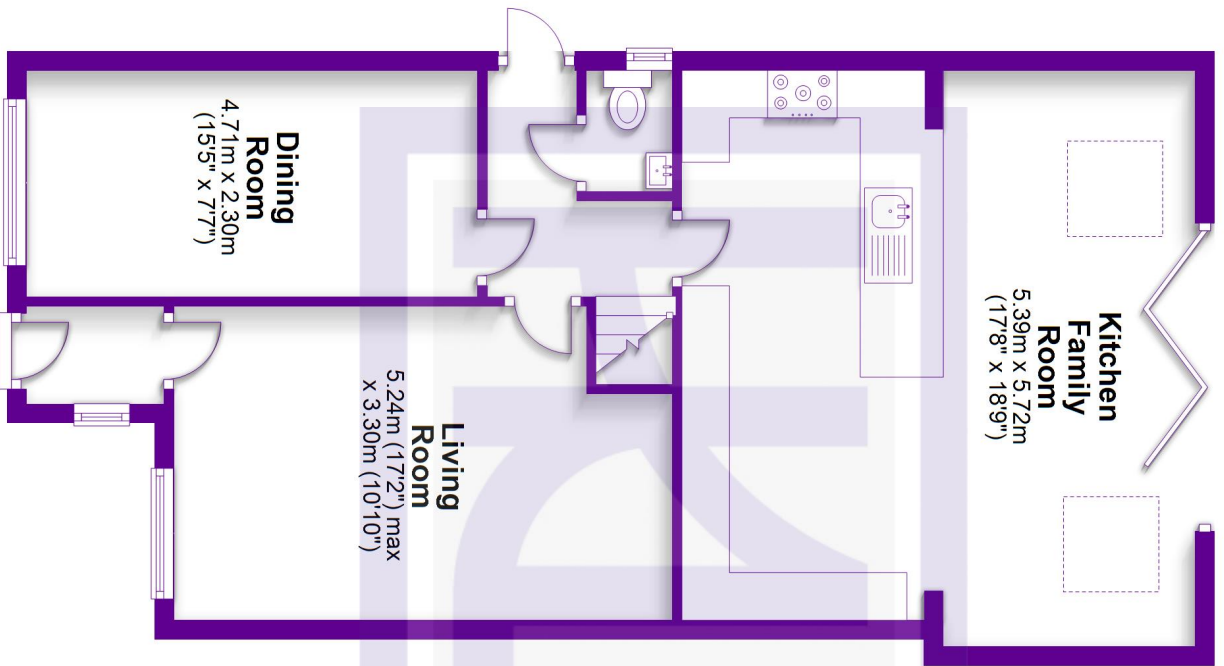


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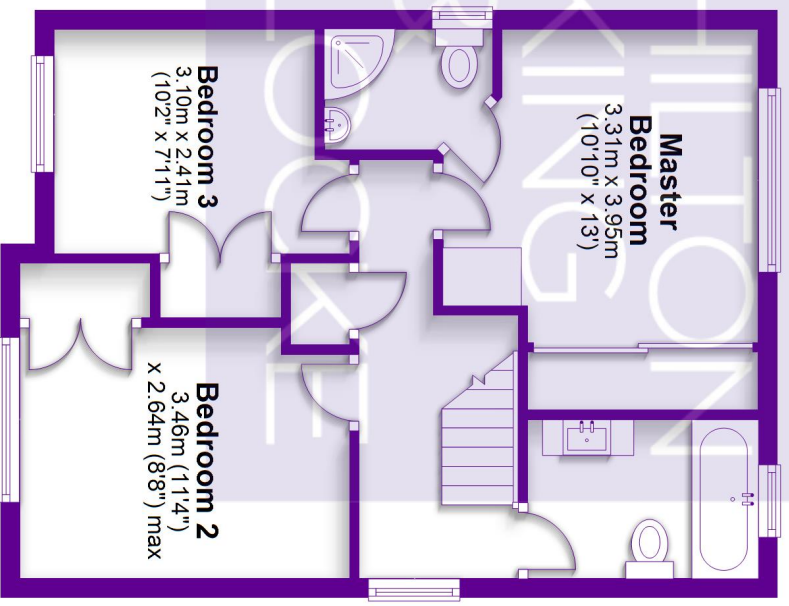
## Ground Floor

Approx. 65.9 sq. metres (709.2 sq. feet)



## First Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



Total area: approx. 109.9 sq. metres (1182.8 sq. feet)