



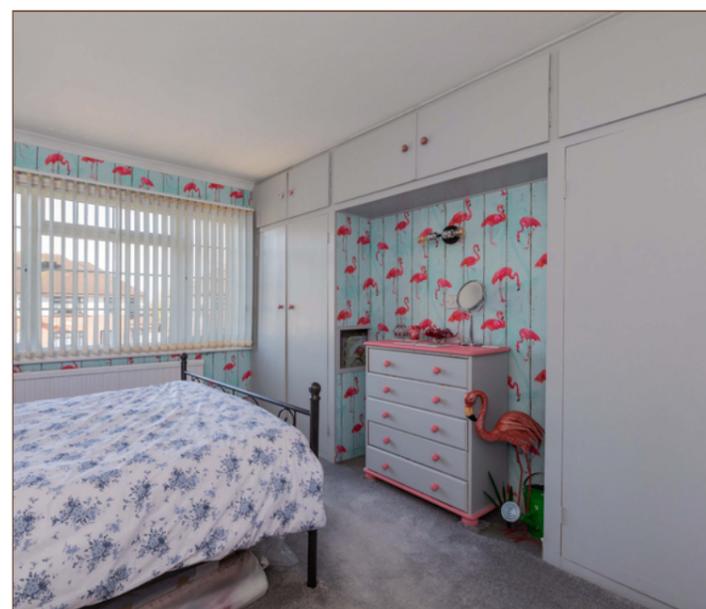
A rare opportunity to purchase this beautifully maintained three bedroom family home, occupying an impressive corner plot in a sought after cul-de-sac location. The property sits within easy reach of Heathrow Airport and a range of local schools including a short walk from Colnbrook Church of England Primary School.

The home is presented in superb condition throughout, offering an abundance of space across two floors as well as a flood of natural daylight. The spacious ground floor features a generous family room and a fitted kitchen equipped with ample storage and an electric cooker. Additionally, there is another large reception room across the back of the house, a downstairs cloakroom and a separate utility space to provide every day convenience.

The second floor comprises three good sized bedrooms with the advantage of fitted wardrobes and a four piece family bathroom.

Externally, the property enjoys an exceptionally large garden with a high degree of privacy and scenic views overlooking a nearby lake. Driveway parking for up to three cars can be found at the front as well as a garage to the side.

Coming to the market for the first time since the 1950s, a truly unique prospect is presented to families seeking a spacious and well-cared-for home.



Property Information

Floor Plan

-  THREE BEDROOM SEMI DETACHED HOME
-  POTENTIAL FOR FURTHER DEVELOPMENT (STPP)
-  RARELY AVAILABLE PROPERTY IN A SOUGHT-AFTER LOCATION
-  TWO SPACIOUS RECEPTION ROOMS
-  EASY ACCESS TO HEATHROW AND LOCAL MOTORWAY NETWORKS

-  GENEROUS CORNER PLOT
-  SCENIC VIEWS OVERLOOKING NEARBY LAKE
-  EXCEPTIONALLY LARGE REAR GARDEN
-  DRIVEWAY PARKING AND GARAGE TO THE SIDE
-  FOUR PIECE FAMILY BATHROOM

					
x3	x2	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Cottesbrooke Close
 Approximate Floor Area = 124.16 Square meters / 1336.44 Square feet
 Garage Area = 14.04 Square meters / 151.12 Square feet
 Total Area = 138.20 Square meters / 1487.56 Square feet

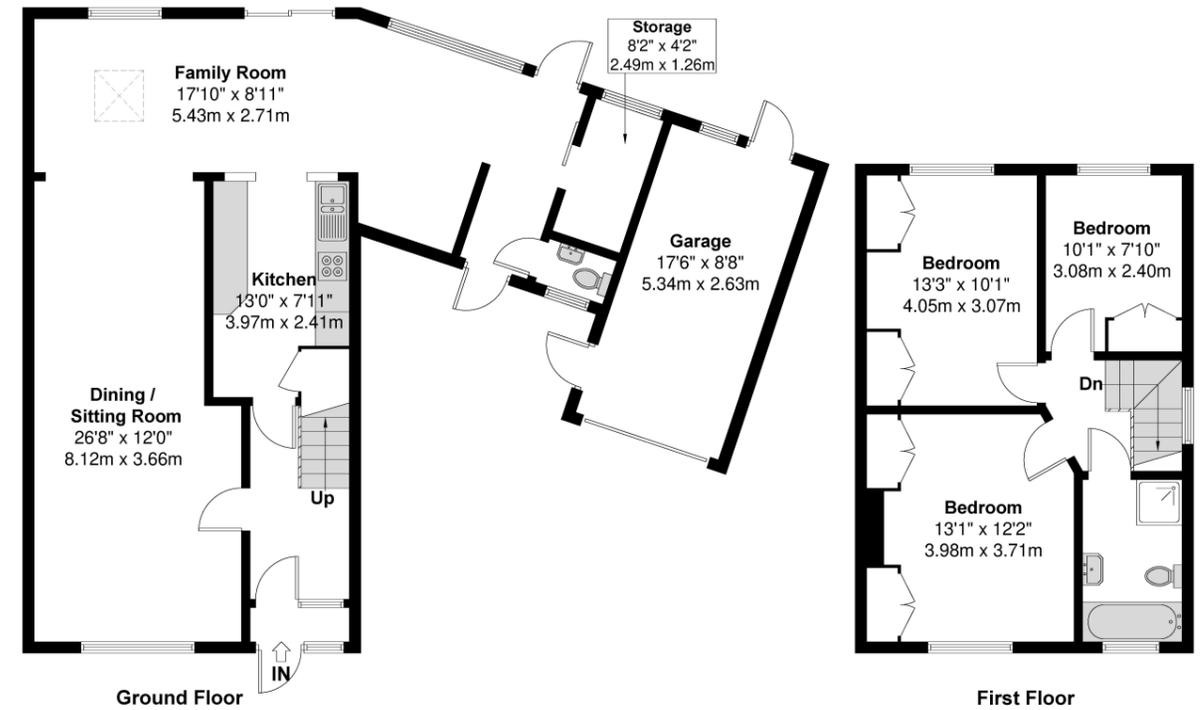


Illustration for identification purposes only, measurements are approximate, not to scale.

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:

- Sunnymeads - 1.8 miles
- Wraysbury - 1.9 miles
- Iver - 2 miles
- Langley - 2 miles

Local Schools

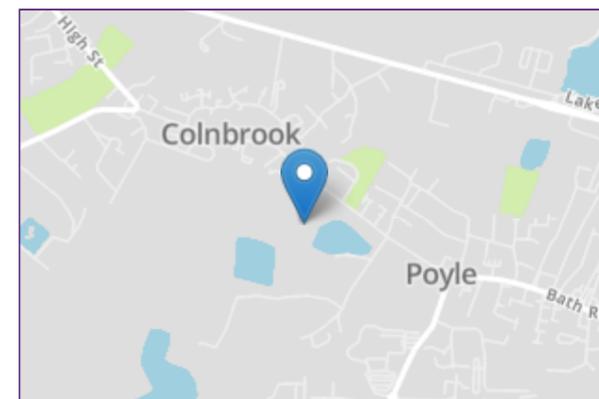
PRIMARY SCHOOLS:

- Colnbrook Church of England Primary School
290 yards
- Pippins School
840 yards
- Foxborough Primary School
1.3 miles
- Holy Family Catholic Primary School
1.5 miles

The Langley Heritage Primary
1.6 miles

SECONDARY SCHOOLS:

- Langley Grammar School
1.8 miles
- The Langley Academy
2.1 miles
- Langley Hall Arts Academy
2.2 miles
- Ditton Park Academy
2.5 miles
- Council Tax**
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			