



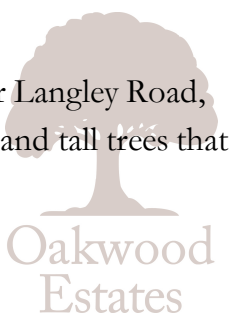
Combining a convenient location with an ambient perception this impressive seven bedroom property is situated a stone's throw from Upton Court and St Bernard's grammar schools, surrounded by some of Langley's most prestigious family homes.

The property lies upon a generous plot with spacious driveway, copious space to the side, and a large rear garden, boasting an abundance of potential for future development.

Internally, the ground floor unites three separate reception rooms with the 13ft kitchen that overlooks the rear garden and benefits access to a downstairs cloakroom as well as lots of space for dining furniture.






The first floor features four excellent size bedrooms, two of which boast bay windows, whilst the other two sit adjacent to bathrooms. The loft space now occupies three further 11ft bedrooms, two additional shower rooms, and ample storage.

The south-facing rear garden provides a tranquil escape from the bustle of the ever-popular Langley Road, enjoying all day sunlight. The garden features an immaculately kept lawn, shrubbery borders and tall trees that create an extension to the privacy of this beautiful family home.





-  IMPRESSIVE 7 BEDROOM DETACHED PROPERTY
-  SURROUNDED BY LANGLEY'S MOST PRESTIGIOUS HOMES
-  13FT KITCHEN
-  LARGE DRIVEWAY
-  FIVE BATHROOMS INCLUDING A DOWNSTAIRS CLOAKROOM

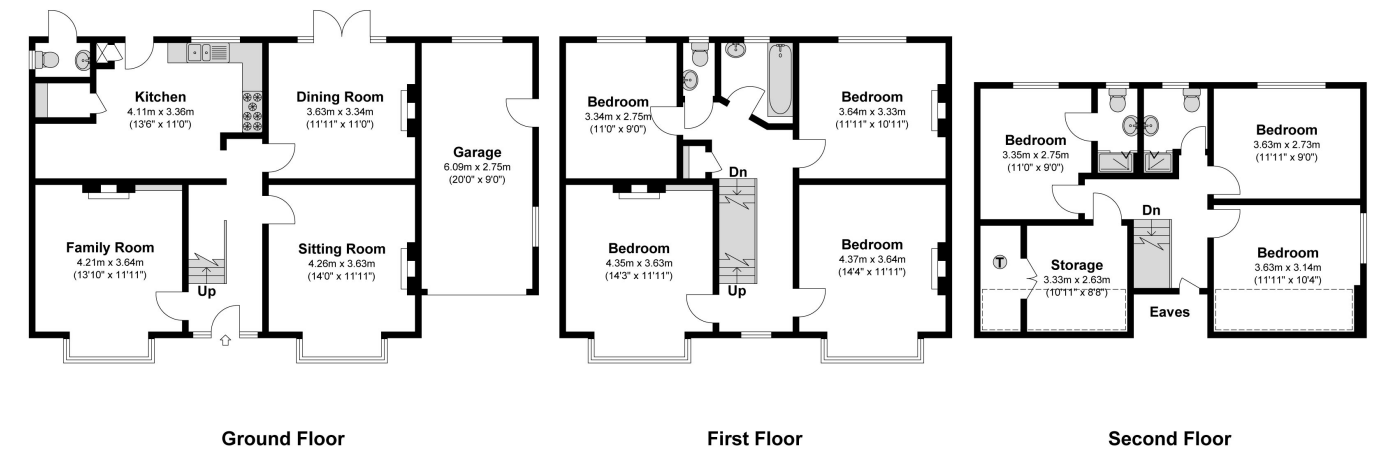
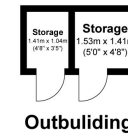
-  CONVENIENT LOCATION CLOSE TO UPTON COURT GRAMMAR SCHOOL
-  THREE RECEPTION ROOMS
-  SPECTACULAR SOUTH-FACING REAR GARDEN
-  ABUNDANCE OF POTENTIAL FOR FUTURE DEVELOPMENTS
-  BEAUTIFUL FAMILY HOME BOASTING CHARACTER

					
x7	x3	x5	x6	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



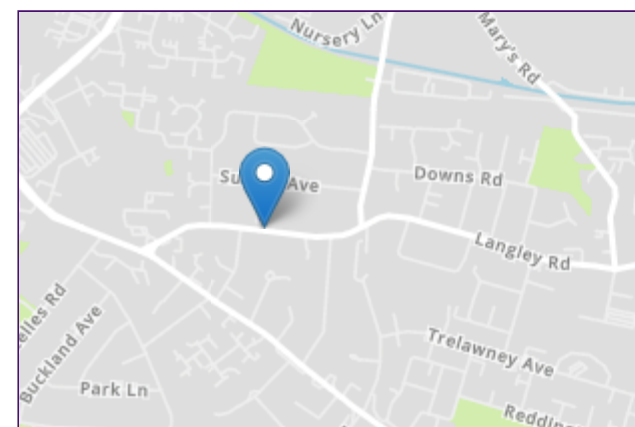
**Langley Road**

Approximate Floor Area  
 2087.12 Square feet 193.90 Square metres (Excluding Garage)  
 Garage / Outbuilding Area 221.52 Square feet 20.58 Square metres  
 Total Area 2308.64 Square feet 214.48 Square metres (Including Garage)



**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.



**Local Schools**

**PRIMARY SCHOOLS:**

- Ryvers School  
0.3 miles
- Castleview Primary School  
0.5 miles
- The Langley Academy Primary  
0.6 miles
- St Mary's Church of England Primary School  
0.8 miles
- Marish Primary School  
1 mile
- Langley Hall Primary Academy  
1 mile

St Bernard's Catholic Grammar School  
440 yards

Upton Court Grammar School  
830 yards

Ditton Park Academy  
0.6 miles

The Langley Academy  
0.6 miles

Langley Grammar School  
0.8 miles

Langley Hall Arts Academy (Independent school)  
0.8 miles

**Council Tax**  
Band G

**SECONDARY SCHOOLS:**