



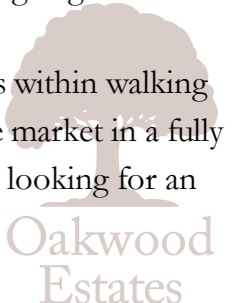
Occupying a desirable corner plot, this four bedroom detached property benefits a double-storey side and rear extensions, creating spacious rooms and a commodious living space fit for a large family.

The ground floor offers a large 19ft sitting room as well as a family room and kitchen-diner which is accompanied by brand new fitted high-gloss cupboards and modern marble-effect worktops. There is a separate convenient utility room and downstairs WC.

The first floor invites a four-piece family bathroom with separate shower cubicle and four well-proportioned bedrooms including an 18ft master bedroom with en-suite, in the extended portion of the property.

The real show stopper lies at the back of the property, where an exceptional widespread rear garden enjoys panoramic views, a high degree of privacy and all day sunlight. There is a driveway either side of the house providing off-street parking for up to four cars with the addition of a double length garage.

The property is situated within a quiet cul-de-sac just off the popular Burroway Road, and is within walking distance of multiple nearby schools, as well as Langley station. The property is offered to the market in a fully renovated condition, with no onward chain, providing an excellent family home for those looking for an immediate move.

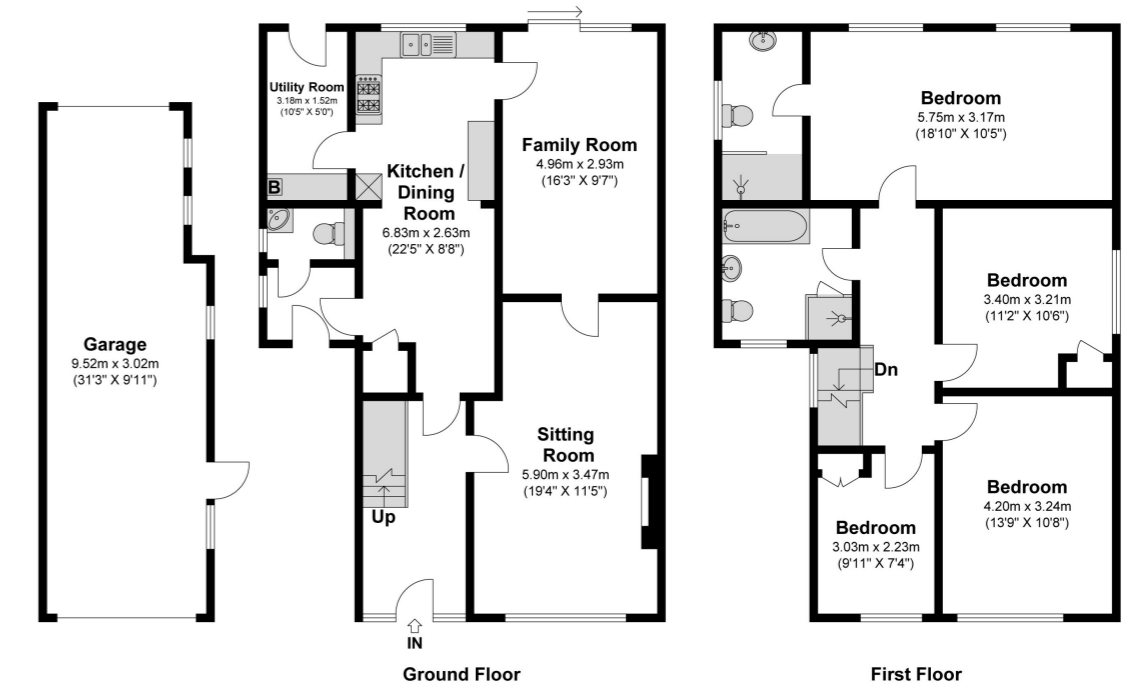


-  FOUR BEDROOM DETACHED FAMILY HOME
-  FULLY RENOVATED AND REDECORATED
-  BRAND NEW 22FT FITTED KITCHEN
-  PRIVATE CUL-DE-SAC LOCATION
-  DOUBLE STOREY SIDE AND REAR EXTENSIONS
-  THREE BATHROOMS INCLUDING AN EN-SUITE
-  PANORAMIC GARDEN WITH A HIGH DEGREE PROPERTY
-  HIGH SPECIFICATION FINISH
-  DESIRABLE AREA FOR SCHOOLS
-  DOUBLE GARAGE AND TWO DRIVEWAYS OFFERING PARKING FOR 4 CARS

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



Radcot Avenue
 Approximate Floor Area
 1547.42 Square feet 143.76 Square metres (Excluding Garage)
 Garage Area 296.11 Square feet 27.51 Square metres
 Total Area 1843.53 Square feet 171.27 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.

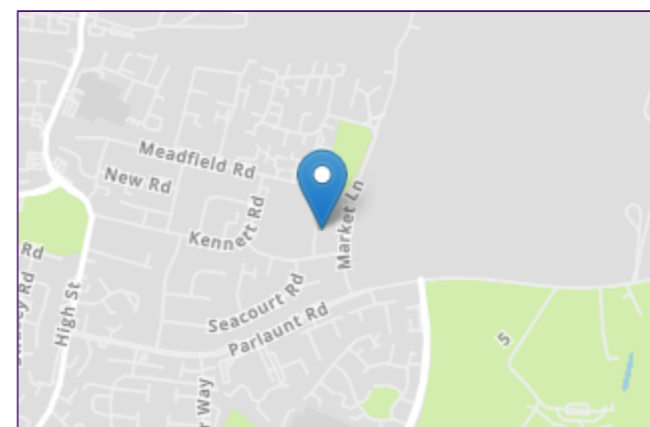
Transport Links
NEAREST STATIONS:

- Langley (0.5 miles)
 - Iver (1.2 miles)
 - Datchet (2.5 miles)
- Local Schools**
PRIMARY SCHOOLS
- The Langley Heritage Primary
0.1 miles away
 - Langley Hall Primary Academy
0.5 miles away
 - Marish Primary School
0.6 miles away
 - Holy Family Catholic Primary School
0.9 miles away

The Langley Academy Primary
1 mile away

SECONDARY SCHOOLS

- Langley Grammar School
0.9 miles away
 - The Langley Academy
1 mile away
 - Ditton Park Academy
1.8 miles away
 - Upton Court Grammar School
2 miles away
- 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	82
England, Scotland & Wales			
EU Directive 2002/91/EC			