



Situated within a popular modern development just off Sutton Lane this four bedroom detached property offers a commodious living space suitable for a large family, with delightful views to the back of Richings Park golf course.

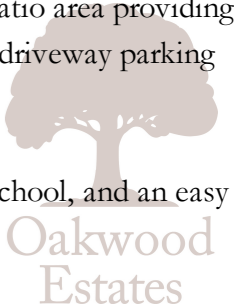
The house features a spacious entrance hallway with downstairs cloakroom and two reception rooms consisting of a 16ft lounge, separate dining area. An integral garage offers conversion potential for an additional reception or fifth guest bedroom.

The cottage-style kitchen boasts wooden worktops and ample shaker-style cupboards. Integrated appliances include a dishwasher and oven, whilst a convenient utility houses laundry appliances and a door for side access.

Located on the first floor are four bedrooms, the master bedroom is fitted wardrobes and benefits an en-suite shower room. A three-piece family bathroom is also situated upstairs.

The east facing garden enjoys a high degree of privacy and is mostly laid to lawn with sectioned patio area providing space for outdoor furniture. The front of the house is made up of an attractive front garden and driveway parking for 2-3 cars.

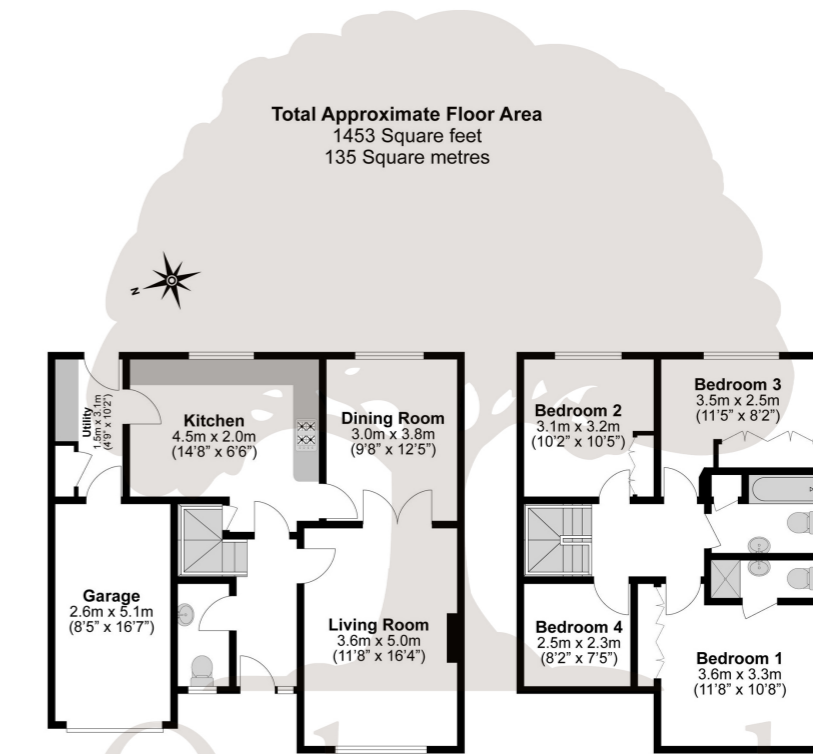
The house is located a short distance from multiple nearby schools including Langley Grammar School, and an easy commute to Heathrow Airport.



Property Information

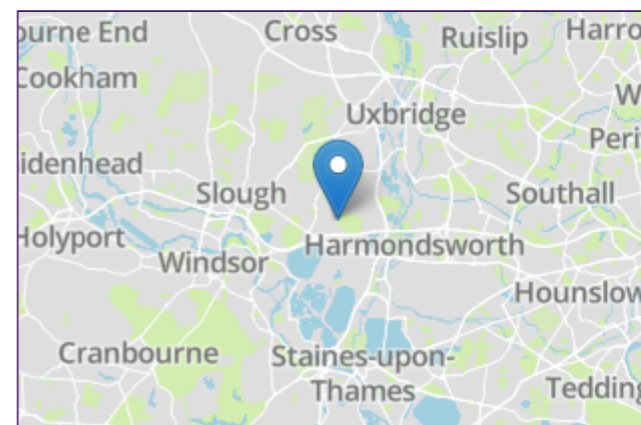
-  FOUR BEDROOM DETACHED HOUSE
-  SEPARATE LIVING AND DINING AREAS
-  CONVENIENT UTILITY
-  3 BATHROOMS INCLUDING OWNSTAIRS CLOAKROOM AND EN-SUITE
-  SHORT DISTANCE FROM HEATHROW AIRPORT AND MULTIPLE LOCAL SCHOOLS
-  POPULAR LANGLEY DEVELOPMENT
-  SHAKER-STYLE KITCHEN WITH INTEGRATED APPLIANCES
-  INTEGRAL GARAGE WITH CONVERSION POTENTIAL
-  PARKING FOR TWO CARS
-  SPACIOUS PRIVATE REAR GARDEN

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



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	69	
(21-38)	F		
(1-20)	G		80
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Transport Links

NEAREST STATIONS:

- Langley (0.9 miles)
- Iver (1.2 miles)
- Sunnymeads (2.4 miles)

The property is ideally situated close to J5 of the M4 offering links to M25 & M40.

Local Schools

PRIMARY SCHOOLS:

- Parlaunt Park Primary Academy
0.3 miles away
- Foxborough Primary School
0.5 miles away
- Langley Hall Primary Academy
0.7 miles away
- Marish Primary School
0.7 miles away

Holy Family Catholic Primary School
0.8 miles away

SECONDARY SCHOOLS:

- Langley Grammar School
1 mile away
- The Langley Academy
1.1 miles away
- Ditton Park Academy
1.8 miles away
- St Bernard's Catholic Grammar School
1.9 miles away
- Upton Court Grammar School
2.1 miles away
- Council Tax**
Band F