



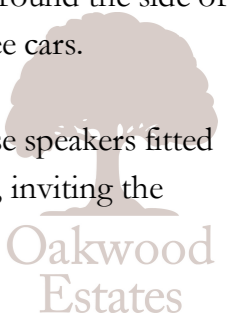
Situated in a quiet and convenient location, a short commute from Heathrow airport, this four bedroom detached property boasts adaptable living accommodation for a large family.

A spacious hallway creates a welcoming entrance to the house and leads directly through to an exceptional 25ft kitchen-diner with additional space for living furniture, providing the perfect reception area for entertaining. The ground floor also enjoys a separate self-enclosed 17ft lounge with kitchenette and a fourth bedroom benefitting access to an en-suite shower room.


The first floor comprises three well-proportioned double bedrooms all with fitted wardrobes, the master boasting a en-suite shower room. The family bathroom has been completed to a high specification, featuring modern tiles, bath and shower cubicle, and has also uniquely been fitted with a television.

Externally, the property features a low maintenance garden, mostly laid to lawn, that wraps around the side of the house. The driveway has been paved to create off-street parking for up to three cars.

The property has been finished to a very high standard with superior touches including Bose speakers fitted throughout the ground floor. The house is offered to the market with no onward chain, inviting the possibility of a very quick sale.

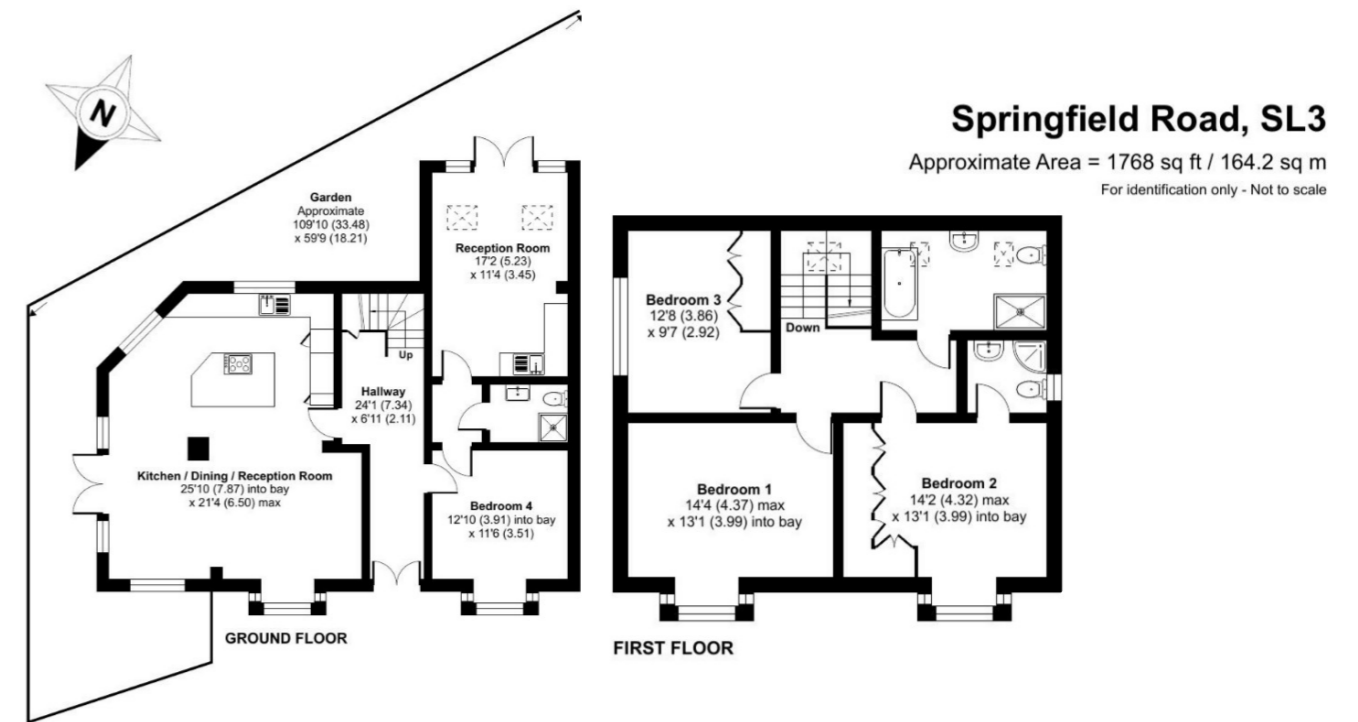


Property Information

-  FOUR BEDROOM DETACHED FAMILY HOME
-  HIGH-SPEC KITCHEN
-  GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER
-  LARGE FITTED WARDROBES
-  NO ONWARD CHAIN
-  QUIET AND CONVENIENT LOCATION
-  THREE BATHROOMS
-  SEPARATE SELF-CONTAINED 17FT RECEPTION ROOM WITH KITCHENETTE
-  WRAP AROUND GARDEN AND PARKING FOR THREE CARS
-  25FT KITCHEN/DINER

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

Floor Plan



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 (1.4 mi)

Sunnymeads (1.6 mi)

Datchet (1.9 mi)

The property is situated close to Junction 5 of the M4, providing travel links to M25 and M40, and less than a ten minute drive to Heathrow Airport.

Local Schools

PRIMARY SCHOOLS

Foxborough Primary School

0.5 miles away

Holy Family Catholic Primary School

0.7 miles away

Marish Primary School

1 mile away

Langley Hall Primary Academy

1.2 miles away

SECONDARY SCHOOLS

Langley Grammar School

1 mile away

The Langley Academy

1.3 miles away

Churchmead Church of England (VA) School

1.9 miles away

St Bernard's Catholic Grammar School

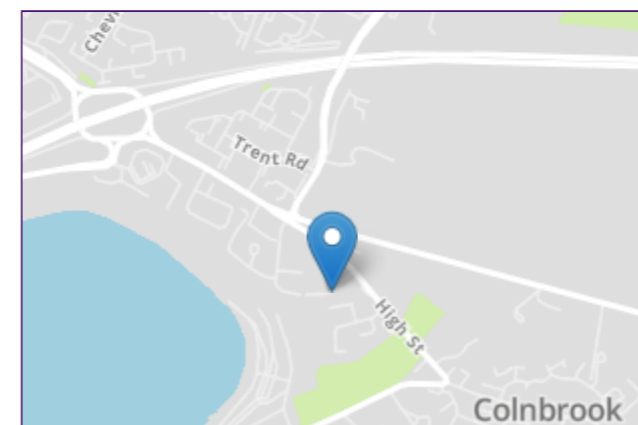
2 miles away

Upton Court Grammar School

2.1 miles away

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			
<small>EU Directive 2002/91/EC</small>			