



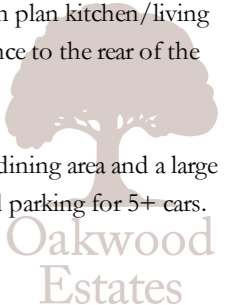
This exceptional family home is a truly unique Edwardian property that offers the perfect blend of outstanding character features mixed with stunning modern living.

The property has been refurbished to a very high standard and is a deceptively large house, stretching just over 2500 square feet offering an abundance of space. Conveniently located within walking distance of some of the best local Grammar Schools such as Upton Court Grammar School and St Bernards Catholic Grammar School, this home makes an ideal opportunity for families of all ages.

The accommodation has been spread across three floors. As you enter the ground floor you walk through a welcoming and bright entrance hallway which provides access to a downstairs WC. The main reception room is a large family sitting room which has huge patio doors to the front allowing this spacious lounge to be completely flooded with natural light. Completing the ground floor is a huge 22ft kitchen/diner. This space really does provide the "wow factor" and is perfect for entertaining guest or the entire family to spend time together. The first floor provides three good size double bedrooms with fitted wardrobes and two separate modern bathrooms. The master bedroom to the front has access to a private balcony which wraps around the front and side of the house. The property has had brand new windows, GCH radiators and much more fitted within the past few years.

Due to the style and character of this build it has allowed for the creation of an almost self contained annexe on a lower ground floor. The space on this lower ground floor comprises of two large double bedrooms with fitted wardrobes, a full bathroom and an open plan kitchen/living /dining room. This wonderful space can be accessed via stairs in the entrance hallway or by a completely separate entrance to the rear of the property.

To the rear the garden has been landscaped and is now extremely low maintenance with artificial grass, a covered outside dining area and a large space at the rear which offers space for an outbuilding in the future. A driveway to the front and side allows for allocated parking for 5+ cars.



Property Information



FIVE DOUBLE BEDROOMS



EDWARDIAN PERIOD PROPERTY



POPULAR RESIDENTIAL AREA



SELF CONTAINED ANNEX WITH SEPARATE ENTRANCE



PARKING FOR 5+ CARS



IMMACULATE AND BEAUTIFULLY PRESENTED THROUGHOUT



OVER 2500 SQUARE FEET



THREE BATHROOMS AND DOWNSTAIRS CLOAKROOM



THREE RECEPTION ROOMS



RECENTLY REFURBISHED



x5

Bedrooms



x3

Reception Rooms



x3

Bathrooms



x5

Parking Spaces



Y

Garden



N

Garage

Transport Links

NEAREST STATIONS:

- Slough (0.6 miles)
- Datchet (1.6 miles)
- Langley (1.7 miles)

The M4 (jct 6) is approximately 1 mile distant, the M40 (jct 2) is easily accessible and these in turn provide access to the M25, M3 and Heathrow Airport. The Elizabeth Line and British Rail connections to Paddington are available from Slough & Langley. Direct train links in to London Waterloo are available from Datchet station.

Location

Slough offers a good range of shops for day-to-day needs while further shopping facilities can be found in nearby Maidenhead, Windsor, Bracknell and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Burnham Beeches and Windsor Great Park near by.

School

PRIMARY SCHOOLS:

- St Mary's Church of England Primary School
360 yards
- Willow Primary School
0.7 miles

Ryvers School
0.9 miles

James Elliman Academy
1.1 miles

The Langley Academy Primary
1.2 miles

SECONDARY SCHOOLS:

Upton Court Grammar School
350 yards

St Bernard's Catholic Grammar School
590 yards

Ditton Park Academy
0.7 miles


The Langley Academy
1.2 miles

Langley Grammar School
1.3 miles


Council Tax


Band F

Floor Plan



Sussex Place
Approximate Floor Area = 234.49 Square meters / 2524.02 Square feet





Lower Ground Floor

Ground Floor

First Floor

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.

