



26 Edgeworth Close, Langley, Berkshire. SL3 7FS.  
£675,000

- **\*\*NO ONWARD CHAIN\*\***
- **\*\*VIEWINGS HIGHLY RECOMMENDED\*\***
- WATERSIDE GRANGE DEVELOPMENT
- EXCEPTIONAL FIVE BED DETACHED HOUSE
- SOUTH FACING REAR GARDEN

- GARAGE AND DRIVEWAY PARKING
- SHORT DISTANCE FROM OFSTED REGULATED SCHOOLS
- EASY ACCESS TO M4 & M25 MOTORWAY NETWORKS
- CLOSE TO LANGLEY RAILWAY STATION (FUTURE CROSSRAIL)



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**\*\*NO ONWARD CHAIN\*\*** The Flatman Partnership has the pleasure of bringing arguably the most prestigious property the Waterside Grange development has to offer to the market. This exceptional five-bed detached house is extremely well presented throughout, featuring a spacious lounge with double doors leading out to the sizable garden, a luxurious open plan kitchen/ dining area with integrated appliances, and downstairs W/C. The first floor accommodates two stunning double bedrooms, one accompanied by an ensuite and balcony overlooking the canal, a further bedroom, and a pristine family bathroom. The second floor showcases a beautiful master bedroom featuring a well-appointed ensuite, double door balcony with unobstructed views of the canal, and a further double bedroom, both of which benefit from built-in wardrobes fit to the room specifications. Externally the property benefits from a garage and parking for up to two cars, at the rear there is a south-facing private garden.

The property overlooks picturesque fields across an attractive rural stretch of the Grand Union Canal and is well located for access to the M4, M25, and Langley Railway Station (Future Crossrail), which will provide excellent commuter links into Central London. Ideally located for families with children of all ages who will appreciate the abundance of local schools.

---PERFECT FAMILY HOME - VIEWINGS ARE RECOMMENDED---



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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