



Occupying one of the widest plots on the highly desirable Sutton Avenue, this impressive five bedroom detached property offers exceptional living space suitable for a very large family.

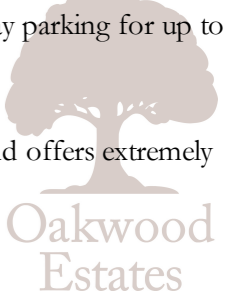
The ground floor features multiple reception rooms ideal for keeping living, dining and entertaining separate. These include a 21ft living room with doors opening onto the conservatory. The kitchen stretches a generous 28ft and features and overlooks the south-facing rear garden. Additionally there is a downstairs shower room.

The original garage has been converted and extended, creating an exceptional self-contained annexe, boasting modern interior. The annexe comprises a fantastic 23ft open plan kitchen/living room with fitted storage cupboards and wardrobes, a shower room, and 15ft bedroom with garden access.

Four double bedrooms are located on the first floor as well as a family wash room featuring bath, separate shower cubicle and dual wash basins. The loft has been converted providing a 27ft room with ample eaves storage and skylight windows.

The generous rear garden enjoys all day sunlight and a very high degree of privacy. There is an abundance of potential for future extension subject to normal planning permissions. The frontage is spacious offering paved driveway parking for up to four cars.

The property is situated in a prime location within walking distance of three nearby grammar schools, and offers extremely spacious and adaptable accommodation throughout.



# Property Information

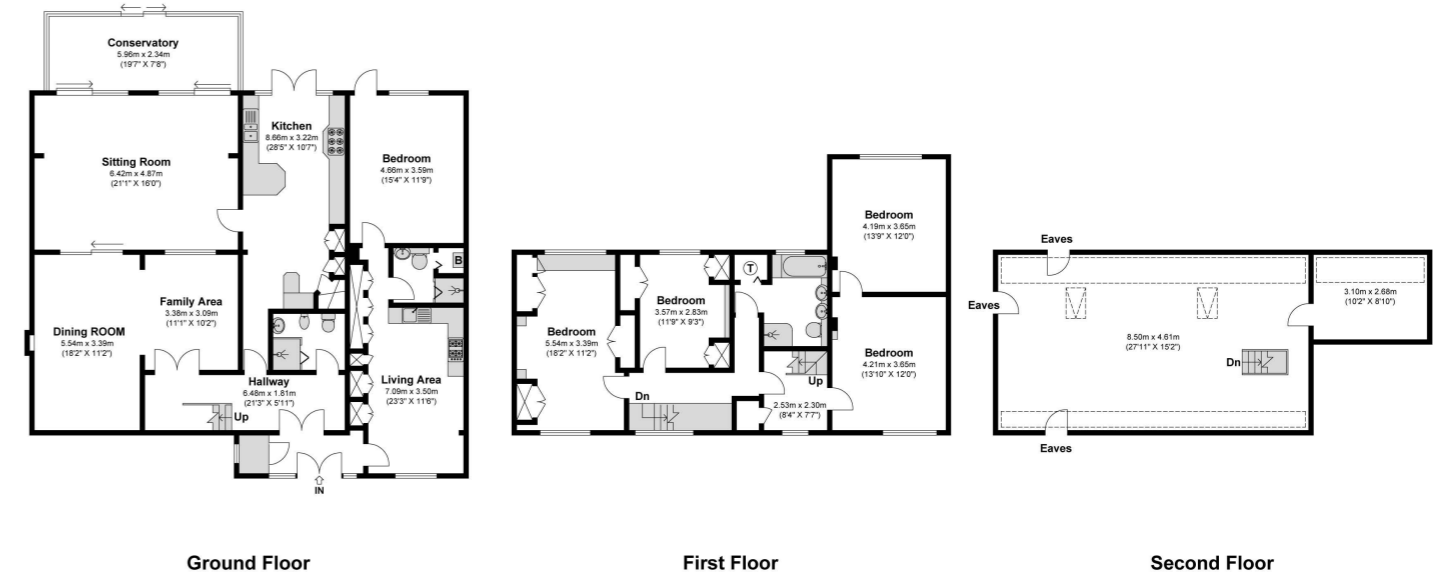
-  FIVE BEDROOM DETACHED HOUSE ON A HIGHLY DESIRABLE ROAD
-  IMPRESSIVE 3416 SQUARE FEET
-  EXPANSIVE SOUTH-FACING REAR GARDEN ENJOYING ALL DAY SUNLIGHT
-  19FT CONSERVATORY
-  WALKING DISTANCE TO 3 NEARBY GRAMMAR SCHOOLS
-  SELF-CONTAINED ANNEXE WITH KITCHENETTE & SHOWER ROOM
-  WIDEST PLOT ON SUTTON AVENUE
-  FOUR RECEPTION ROOMS SUITABLE FOR ENTERTAINING, LIVING AND DINING
-  LOFT CONVERSION WITH SKYLIGHT WINDOWS
-  DRIVEWAY PARKING FOR 4 CARS

					
x5	x4	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



**Sutton Avenue**  
Approximate Floor Area  
3416.14 Square feet 317.37 Square metres



**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 - 1.1 miles
- Slough - 1.1 miles
- Datchet - 1.7 miles

## Local Schools

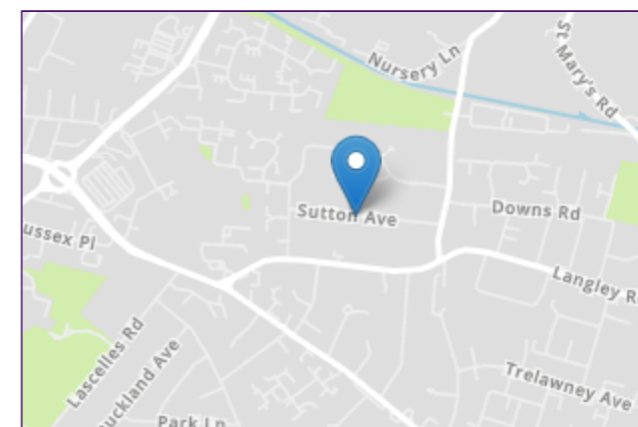
### PRIMARY SCHOOLS

- St Bernard's Preparatory School  
0.3 miles away
- Ryvers School  
0.4 miles away
- Castleview Primary School  
0.7 miles away
- The Langley Academy Primary  
0.7 miles away

Marish Primary School  
1.0 mile away

### SECONDARY SCHOOLS

- St Bernards Catholic Grammar School  
0.2 miles away
- Upton Court Grammar School  
0.4 miles away
- Ditton Park Academy  
0.7 miles away
- The Langley Academy  
0.7 miles away
- Langley Grammar School  
0.9 miles away
- Council Tax**  
Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			79
			65