





Property Description

An opportunity to purchase this five bedroom detached family home located in a popular residential modern development in Langley. Situated within easy reach of Langley High Street and the Elizabeth Line train station as well as being within catchments of the local Primary and Grammar Schools. It benefits from two reception rooms, separate fitted kitchen, utility area, ground floor cloakroom, two en-suites, family bathroom, private rear garden, driveway providing off street parking and offers no chain.

Ground Floor:-

Entrance Porch

Front and side aspect windows, tiled floor, door to:

Entrance Hall

Radiator, stairs to first floor, door to:

Lounge

16' 6" into bay x 13' 5" (5.03m into bay x 4.09m)

Front aspect bay window, fire place, hard wooden flooring, double doors to:

Dining Room

9' 8" x 8' 11" (2.95m x 2.72m)

Rear aspect double Glass doors to conservatory, door to kitchen

Conservatory

12' 11" max x 10' 8" max (3.94m max x 3.25m max)

Tiled floor, electric wall mounted heater, door to garden

Kitchen

10' 2" max x 9' 7" max (3.10m max x 2.92m max)

Rear aspect window, range of wall and base units, Quartz work tops, four ring integrated gas hob, cooker hood, integrated double oven, single drainer sink unit mixer tap and cupboard under, filtered drinking water tap, plumbing for dish washer, heated towel rail, under stairs cupboard, door to garage and door to:

Utility Room

6' 2" x 5' 4" (1.88m x 1.63m)

Rear aspect window, wall and base units, Quartz work top, plumbing for washing machine, heated towel rail, door to rear garden, door to:

Cloakroom

Side aspect window, WC, wash hand basin, heated towel rail

First Floor Landing

Access to loft, doors to:

Bedroom One

11' 4" max x 10' 11" to wardrobe (3.45m max x 3.33m to wardrobe)

Front aspect window, built in double wardrobe, radiator, door to:

En-Suite

Side aspect window, wash hand basin and vanity unit, WC, Shower cubicle, shaver point, heated towel rail

Bedroom Two

8' 5" x 8' 2" (2.57m x 2.49m)

Front aspect window, built in cupboard, radiator

Bedroom Three

9' 11" x 7' 9" (3.02m x 2.36m)

Rear aspect window, built in cupboard, radiator

Bedroom Four/ Study

8' 6" x 8' 1" (2.59m x 2.46m)

Rear aspect window, built in cupboard, radiator

Family Bathroom

Rear aspect window, Jacuzzi corner bath with mixer tap, wall mounted shower and foldable glass screen, WC, wash hand basin with vanity unit, shaver point, heated towel rail

Outside:-

South Facing Rear Garden

Patio area, rest laid to lawn, trees and shrub surrounds, shed, gate to access front

To The Front

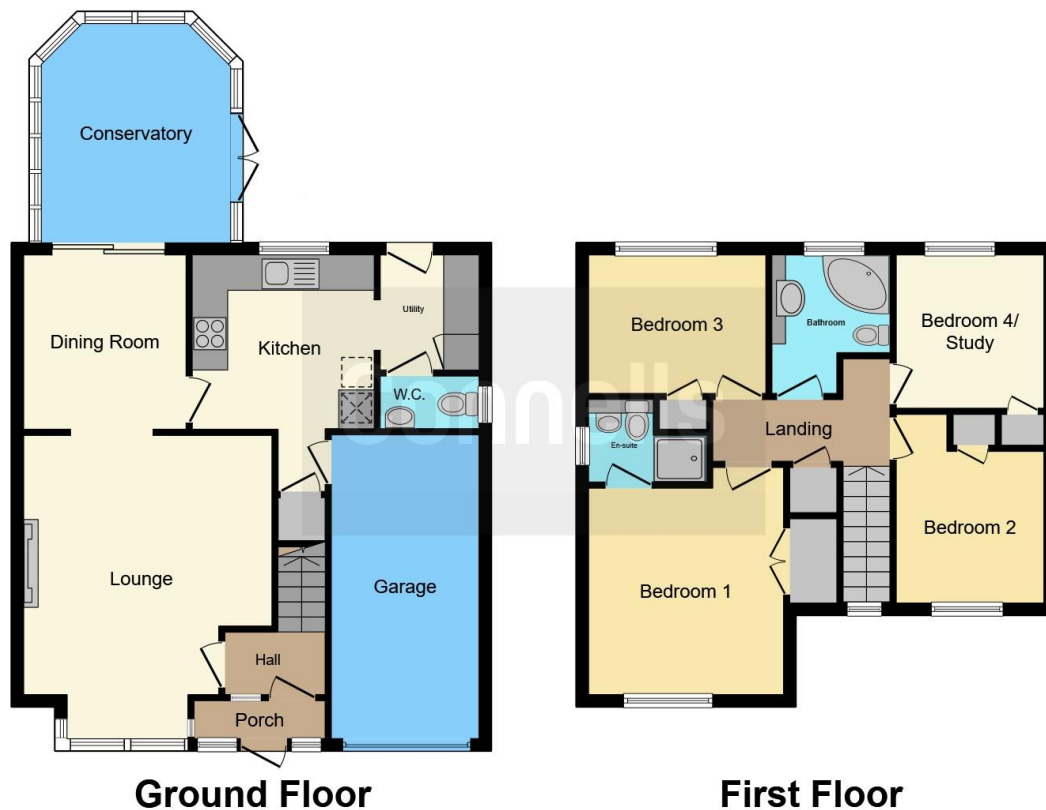
Block paved driveway for off street parking, electric vehicle charger point

Integrated Garage

16' 10" max x 7' 8" max (5.13m max x 2.34m max)

Up and over door, power and lighting, door to kitchen area





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01753 810 870
E slough@connells.co.uk

111 High Street
 SLOUGH SL1 1DH

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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold



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