



**Connells**

Maplin Park  
SLOUGH





### Property Description

An opportunity to purchase this four/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 with underfloor heating, one en-suite, family bathroom, private rear garden, driveway providing off street parking, electric car charging point..

### Ground Floor;-

#### Entrance Hall

Wood flooring, bespoke under stair cupboard, stairs to

#### Lounge

16' 10" x 11' (5.13m x 3.35m). Front aspect window, wood flooring, radiator

#### Dining Room

10' 10" x 8' 9" (3.30m x 2.67m)  
Rear aspect window, wood flooring, radiator, slide doors to garden

#### Converted Garage

12' 6" x 7' 8" (3.81m x 2.34m)  
Side aspect window, radiator, wall mounted boiler door to en-suite, wash hand basin, WC

#### Kitchen

16' 4" max x 12' max (4.98m max x 3.66m max). Rear aspect window, range of wall & base units, stone worktops, sink with mixer tap & integrated drainer, integrated oven, five ring integrated gas hob, cooker hood, space for fridge freezer, integrated dish washer & washing machine, island with stone worktop & cupboard under, breakfast bar, radiator, tiled floor & underfloor heating.

### First Floor;-

#### Landing

Access to loft, storage cupboard

#### Bedroom One

12' into bay x 13' 9" to wardrobe (3.66m into bay x 4.19m to wardrobe)  
front aspect window, two built in wardrobes, wood flooring, radiator.

### **Bedroom Two**

11' 9" max x 8' 2" to wardrobe (3.58m max x 2.49m to wardrobe). Front aspect window, laminate flooring, built in wardrobe, radiator

### **Bedroom Three**

10' 7" x 8' 11" ex door recess (3.23m x 2.72m ex door recess). Rear aspect window, laminate flooring, radiator

### **Bedroom Four**

9' 7" to wardrobe x 8' 2" max (2.92m to wardrobe x 2.49m max). Rear aspect window, laminate flooring, built in wardrobe, radiator.

### **Bathroom**

Rear aspect window, bath with mixer taps & wall mounted shower, glass screen, WC, wash hand basin with vanity unit, shaver point, extractor fan, heated towel rail

### **Outside; -**

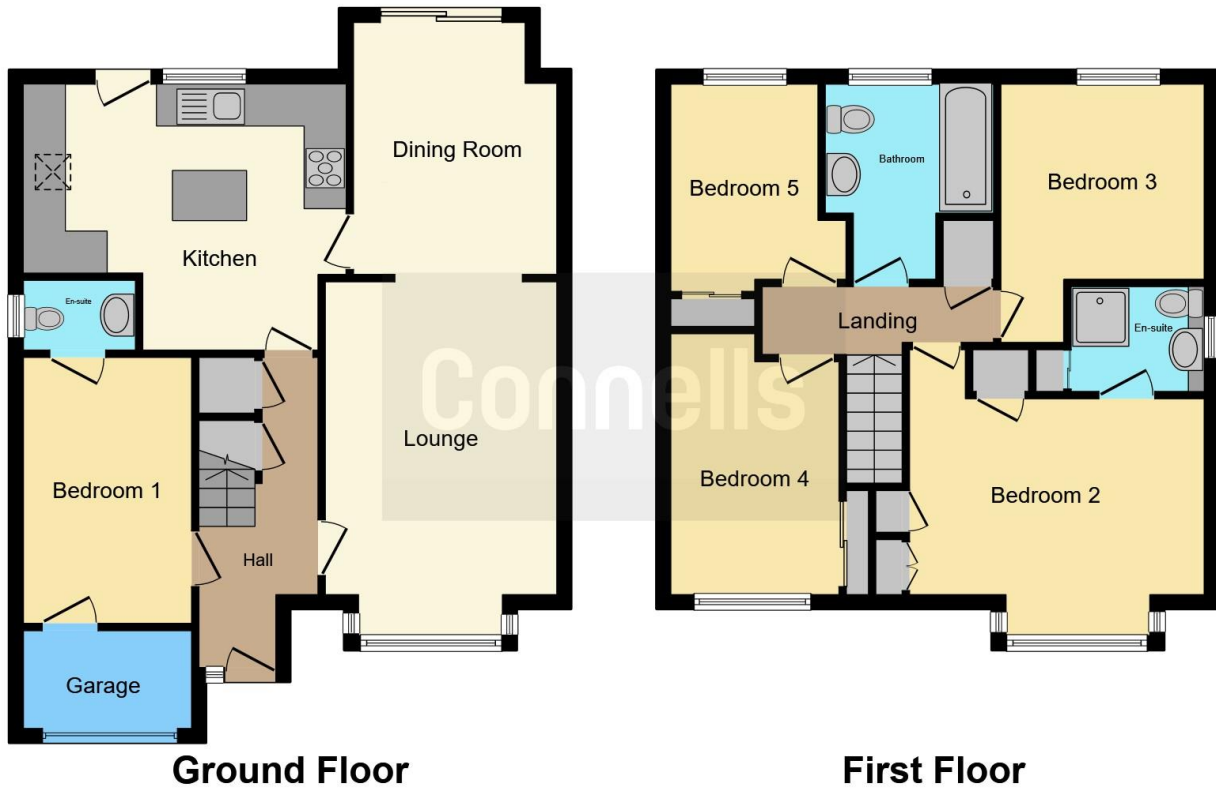
### **To The Front**

Drive way with dropped curb

### **To The Rear**

Patio, lawn, gate to





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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