



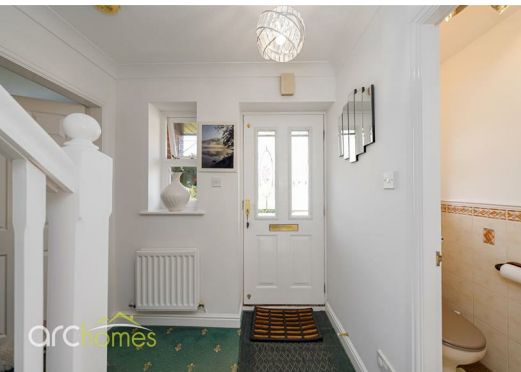
24 Langford Drive, WN7 3LE Offers over £380,000

ARC HOMES are delighted to offer FOR SALE this fantastic spacious four bedroom family home positioned within a very sought after quiet cul de sac in in the beautiful location of Pennington. This lovely home offers generous accommodation together with private rear gardens, ample parking and a detached garage. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance hallway which leads into the well proportioned sitting room. French doors from the sitting room lead into a separate dining room which sits to the rear. A generous modern kitchen dining room also sits to the rear looking into the rear gardens with a handy downstairs WC completing the ground floor. To the first floor are three generous bedrooms and a bathroom. The master bedroom boasts a gorgeous en suite shower room. Stairs rise to the second bedroom which is finished with sky light windows and ample storage. Outside, the front gardens are well presented, open plan and provides off road parking leading to the side towards a detached garage. The enclosed rear gardens are also well presented and provide generous outdoor space together with a good degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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