



Tucked away within a quiet cul-de-sac known as Sutton Place, this deceptively spacious three-bedroom property is offered to the market in good condition throughout and is ideally positioned within easy reach of a variety of local amenities.

Spanning over 1000 sq ft, the property comprises a welcoming entrance hall, a fitted kitchen to the left equipped with a range of white goods, including a washing machine and dishwasher, and a generous 19ft reception room with direct access to the rear garden. Additionally, there is a downstairs cloakroom upon entrance.

The first floor houses three well proportioned double bedrooms, with the master bedroom benefiting from fitted wardrobes, alongside a contemporary three-piece family bathroom.

Externally, the property benefits from a low maintenance front garden, while to the rear is a private garden, predominantly laid to lawn with a patio area ideal for outdoor seating. The property also benefits from a generously sized garage, providing ample storage space and an additional parking space available directly in front.

The property is ideally situated within easy reach of a number of local schools, including Langley Grammar School, while offering excellent transport links via Langley Station and the Elizabeth Line. Heathrow Airport is also conveniently located within a 10 minute drive.



Property Information

-  THREE BEDROOM TERRACED PROPERTY
-  QUIET CUL DE SAC LOCATION
-  VARIETY OF TRANSPORT LINKS WITHIN EASY REACH
-  LARGE RECEPTION ROOM
-  LOW MAINTENANCE REAR GARDEN
-  WELL MAINTAINED THROUGHOUT
-  DECEPTIVELY SPACIOUS
-  TWO BATHROOMS INCLUDING DOWNSTAIRS CLOAKROOM
-  SHORT DISTANCE TO NEARBY SCHOOLS INCLUDING LANGLEY GRAMMAR
-  ATTACHED GARAGE WITH PARKING DIRECTLY IN FRONT


x3
Bedrooms


x1
Reception Rooms


x2
Bathrooms


x1
Parking Spaces


Y
Garden


Y
Garage

Transport Links

NEAREST STATIONS:

- Langley - 1.1 miles
- Iver - 1.7 miles
- Sunnymeads - 1.8 miles

The property is located close to J5 of M4 with links to M25 and M40. Heathrow airport T5 is approx. a 10 minute drive.

Local Schools

PRIMARY SCHOOLS:

- Foxborough Primary School
0.2 miles away
- Holy Family Catholic Primary School
0.6 miles away
- Marish Primary School
0.8 miles away
- Colnbrook Church of England Primary School
0.8 miles away

The Langley Heritage Primary
0.8 miles away

SECONDARY SCHOOLS:

- Langley Grammar School
0.9 miles away
- The Langley Academy
1.1 miles away
- Ditton Park Academy
1.6 miles away
- St Bernard's Catholic Grammar School
1.9 miles away
- Churchmead Church of England (VA) School
1.9 miles away
- Council Tax**
Band D

Floor Plan

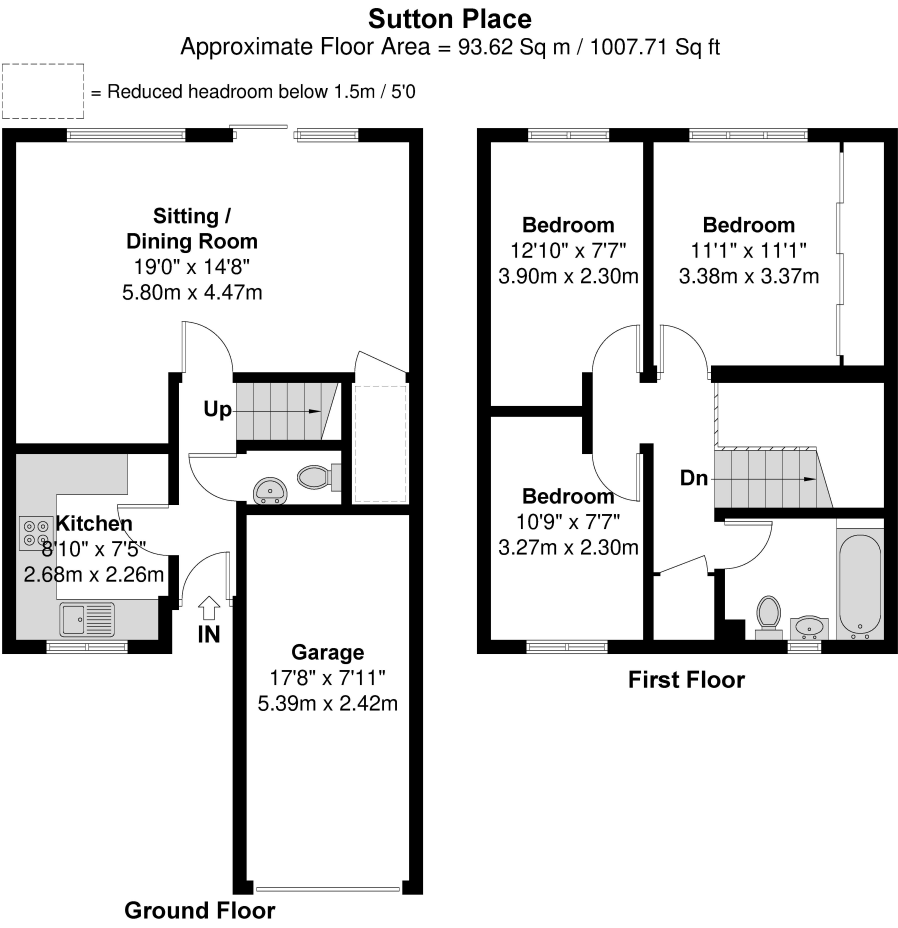


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.

