



This profusely extended and recently renovated detached property offers exceptional and adaptable accommodation stretching 3015 square feet, set across three floors with the addition of a multi-use outbuilding.

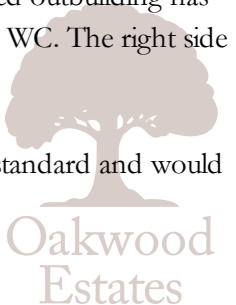
The house combines six bedrooms and a total of five bathrooms including en-suites to provide ample living space suitable for a family.

The ground floor comprises two generous reception rooms, a study/office and downstairs cloakroom, whilst the kitchen stretches 23ft across the back of the house featuring skylight windows, patio doors, modern fitted units complemented by granite worktops, and integrated appliances.

Three bedrooms are situated on the first floor, all with access to the family bathroom. The 14ft master bedroom overlooks the rear garden with contemporary walk-in wardrobe and an en-suite shower. The former loft has been converted to provide an impressive three further double bedrooms and three-piece shower suite.






The driveway bears parking for 2-3 cars, and the rear garden is mostly laid to lawn. A recently constructed outbuilding has been finished to a very high specification, with fully-tiled sauna room boasting hot tub, shower room and WC. The right side of the dwelling is currently being utilised as a gym.

Located in a central location to all three grammar schools, the property has been finished to a very high standard and would make a fantastic investment for families looking for an immediate move.



# Property Information

-  LARGELY EXTENDED AND RECENTLY RENOVATED DETACHED HOUSE
-  DRIVEWAY PARKING FOR 2-3 CARS AND PRIVATE REAR GARDEN
-  MODERN 23FT KITCHEN WITH APPLIANCES
-  14FT MASTER WITH EN-SUITE AND WALK-IN WARDROBE
-  HIGH SPECIFICATION

-  SIX BEDROOMS & 5 BATHROOMS
-  RECENTLY CONSTRUCTED OUTBUILDING WITH GYM AND HIGH SPEC SAUNA ROOM
-  TWO RECEPTION ROOMS PLUS STUDY/OFFICE
-  CENTRAL TO ALL THREE LOCAL GRAMMAR SCHOOLS, AND WALKING DISTANCE TO LANGLEY STATION
-  POPULAR LOCATION

					
x6	x3	x5	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



## Chestnut Avenue

Approximate Floor Area  
 2522.63 Square feet 234.36 Square metres (Excluding Outbuilding)  
 Outbuilding Area 492.55 Square feet 45.76 Square metres  
 Total Area 3015.18 Square feet 280.12 Square metres (Including Outbuilding)



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 (1.2 miles)
- Slough (1.9 miles)
- Datchet (3.1 miles)

### Local Schools

PRIMARY SCHOOLS

- Ryvers School  
0.1 miles away
- The Langley Academy Primary  
0.4 miles away
- Castleview Primary School  
0.5 miles away
- St Bernard's Preparatory School  
0.6 miles away
- Marish Primary School  
0.7 miles away

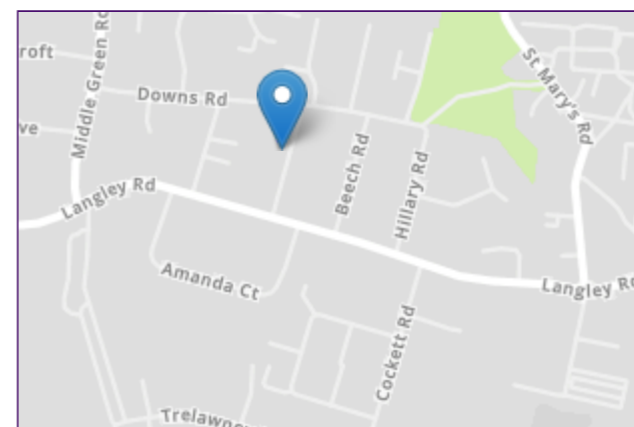
Langley Hall Primary Academy  
0.8 miles away

SECONDARY SCHOOLS

- The Langley Academy  
0.4 miles away
- St Bernard's Catholic Grammar School  
0.5 miles away
- Langley Grammar School  
0.6 miles away
- Upton Court Grammar School  
0.6 miles away

Ditton Park Academy  
0.7 miles away

**Council Tax**  
Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	81