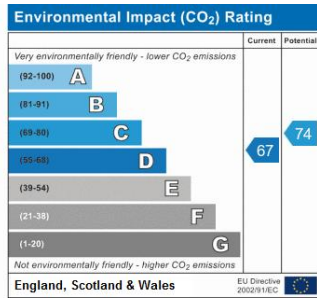
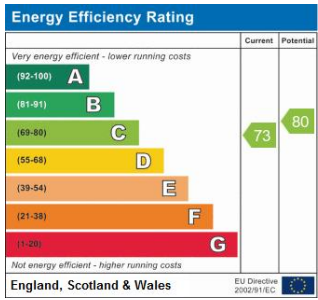






An immaculately presented four bedroom, extended semi detached villa style property being one of only a handful of similar properties within the much sought after, award winning Langley Park development. Having been extended to the ground floor, this stylish property offers a welcoming entrance hall, a spacious open plan living/dining room which in turn opens onto the new kitchen/breakfast area boasting plenty of natural light from the lantern roof and doors to the rear garden. The kitchen benefits from a full range of integrated CleanSteel Miele appliances including a fridge, freezer, 90 cm oven, induction hob, extractor, XL dishwasher, second steam/conventional oven and sous chef's drawer, wine cooler and a large island/breakfast bar with quartz worksurfaces. A study and cloakroom complete the downstairs accommodation. To the second floor is the master bedroom with built in wardrobes and an ensuite bathroom with Jacuzzi bath and walk in shower. There is a double guest bedroom with an en suite shower room and a useful laundry room. The third floor comprises two further bedrooms and a family bathroom. The property has been fitted to a high standard throughout with features including engineered oak flooring to the open plan living/dining/kitchen areas and study, hardwood shutters, Porcelanosa bathrooms, new carpets, CAT5 wiring, a Lutron controlled lighting system and new boiler with remote Hive wireless control. The rear courtyard garden measures 37' x 50' and is paved with flower borders and a side access gate. To the front is a garage in addition to off street parking. The property sits within the landscaped grounds of this secure gated development with 24hr manned security and residents have the added benefit of the use of the communal grounds, playing field and nature trails. Other key areas of the development are also monitored by a CCTV system via the security lodge. The property is well served by local transportation and benefits from pedestrian access through the development via a fob-controlled secure gates leading to Eden Park Station. There is a maintenance charge of approximately £140 per month for this development. The property is within the Langley Park Schools catchment area.





Please refer to

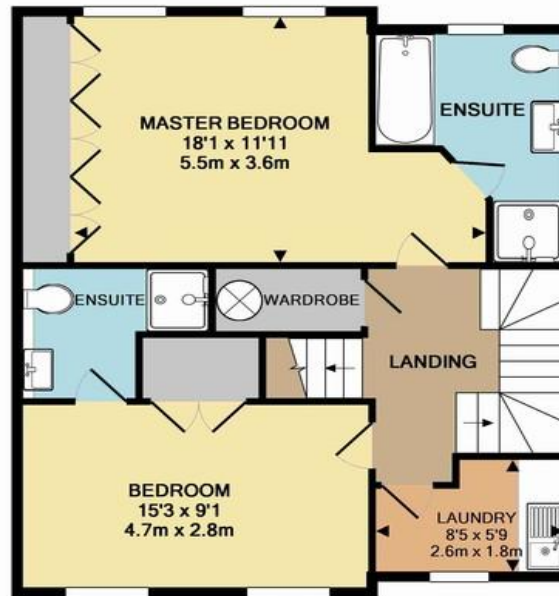
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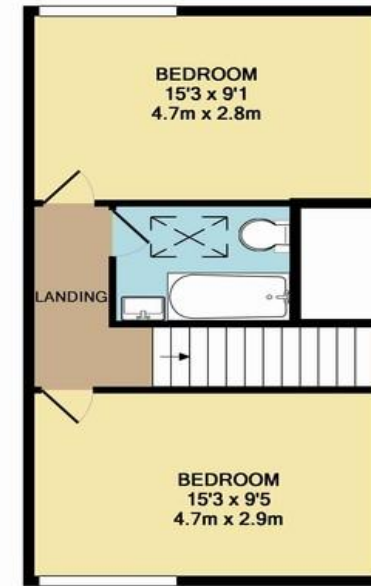




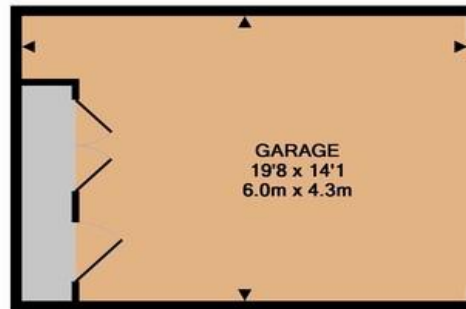
GROUND FLOOR
APPROX. FLOOR
AREA 821 SQ.FT.
(76.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 647 SQ.FT.
(60.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)



GARAGE
APPROX. FLOOR
AREA 278 SQ.FT.
(25.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2140 SQ.FT. (198.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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