





**** BEAUTIFULLY PRESENTED
DOUBLE FRONTED DETACHED
PROPERTY OVERLOOKING
SKITTERIDGE WOOD **** Perfectly
positioned on the Langley Country
Park Development offering a hall
with guest cloakroom, lounge and
a fitted dining kitchen with doors
onto the garden and a separate
utility room. Three good size
bedrooms, en suite shower room
and a family bathroom.

Landscaped garden and a long
drive for 3 cars with an EV charging
point. The property benefits from
Air source heating and upvc double
glazing. Internal viewing is highly
recommended to fully appreciate
the presentation of this home.



ABODE
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the first floor. radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

LOUNGE

Three upvc double glazed windows and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with Silestone work surfaces, sink unit with mixer tap. Fitted electric double oven, induction hob and an extractor, integrated dishwasher, upvc double glazed windows and double doors onto the garden, radiator and a door to the utility room.

UTILITY ROOM

Fitted cupboards, under stairs storage cupboard, radiator and a side entrance door.

FIRST FLOOR LANDING

Upvc double glazed window, radiator, loft access with ladder, light and boarded.

BEDROOM 1

Wardrobes, radiator, upvc double glazed window and a door to the en suite.

EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.



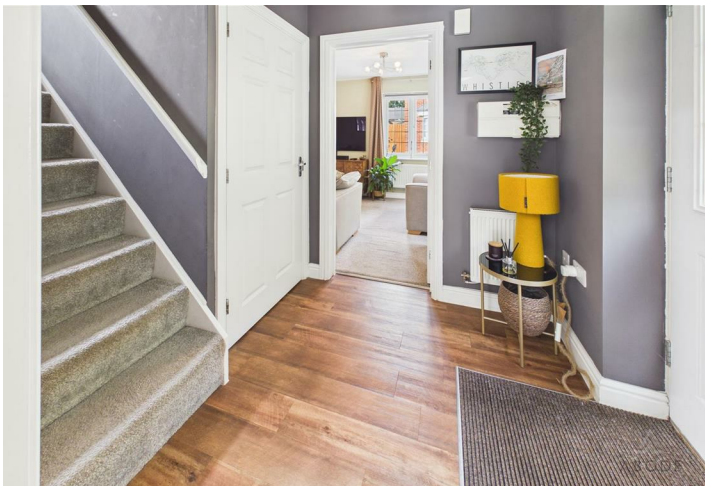
BEDROOM 2

Two upvc double glazed windows and radiator.

BEDROOM 3

Wardrobes, radiator and upvc double glazed.







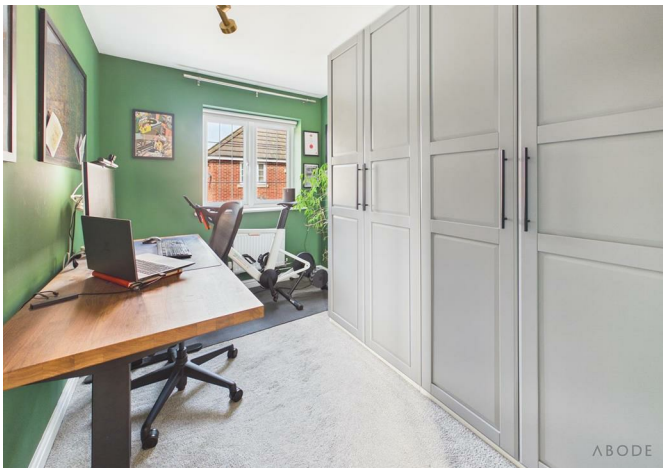
BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and a double glazed window.

OUTSIDE

Landscaped and established garden with paved patio, lawn, raised bed, mature plants and shrubs. Greenhouse and shed, rear gate to the drive.

Long drive for 3 cars and an EV charging point.









Approximate total area⁽¹⁾

47.7 m²

513 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Laundry Room

1.80 x 1.95 m

5'10" x 6'4"

Kitchen/Diner

5.72 x 3.17 m

18'9" x 10'5"

Lounge

5.74 x 3.07 m

18'9" x 10'0"

Hallway

1.81 x 1.92 m

5'11" x 6'3"

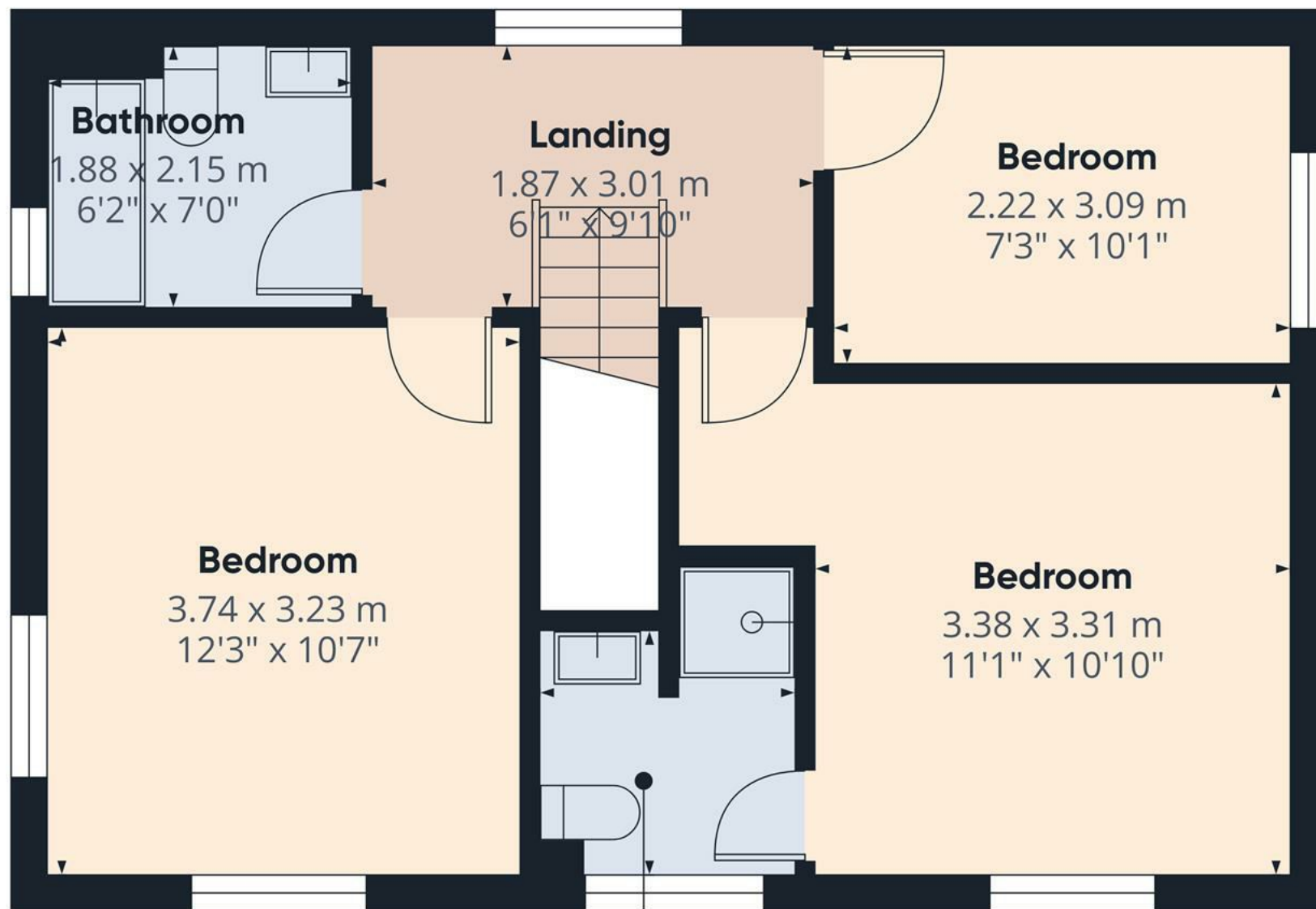
WC

1.89 x 0.96 m

6'2" x 3'1"



Floor 0



Approximate total area⁽¹⁾

43.9 m²
473 ft²

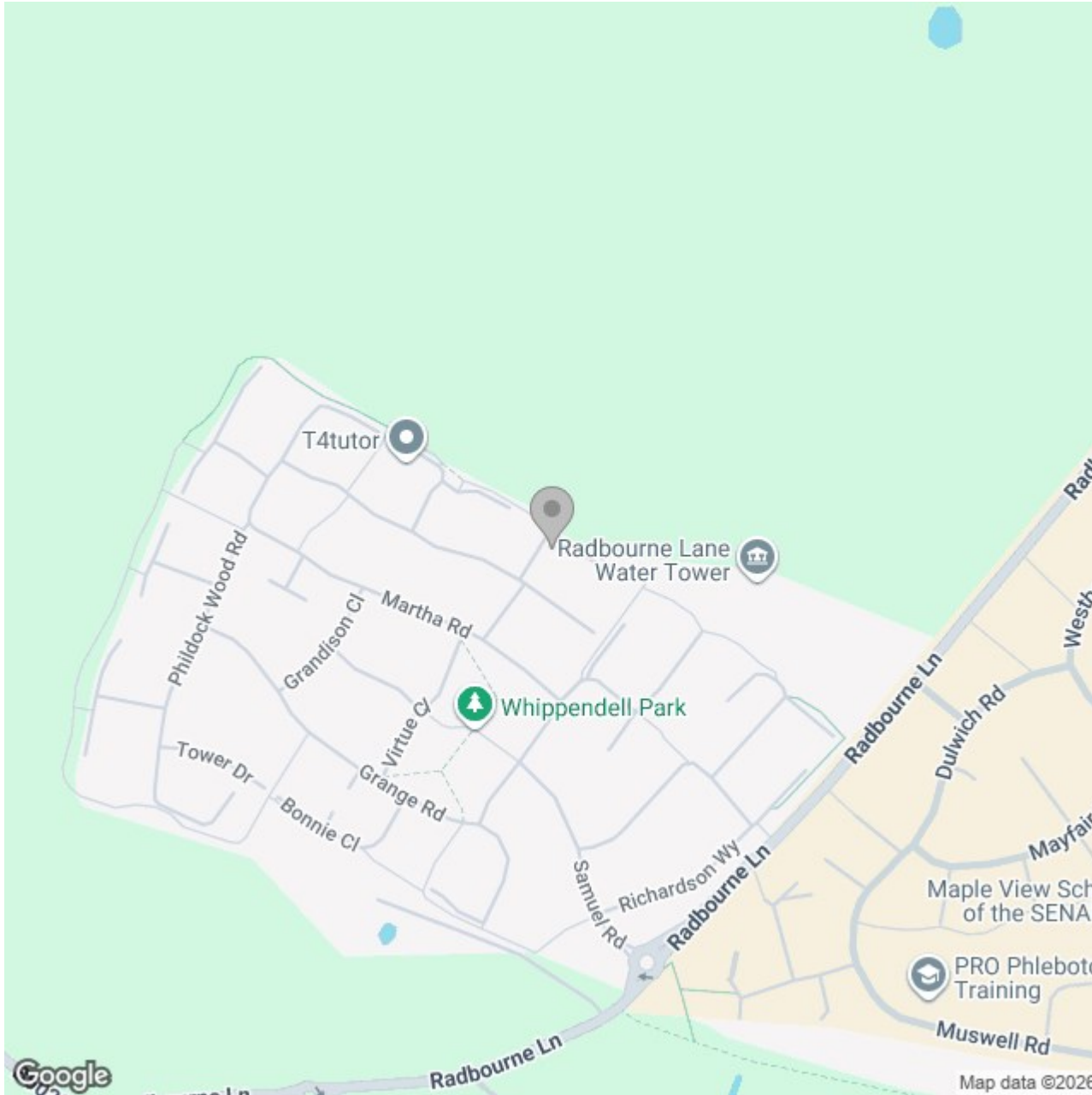
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	77	
(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 	