

Number Eighteen

— LANGHAM PLACE —



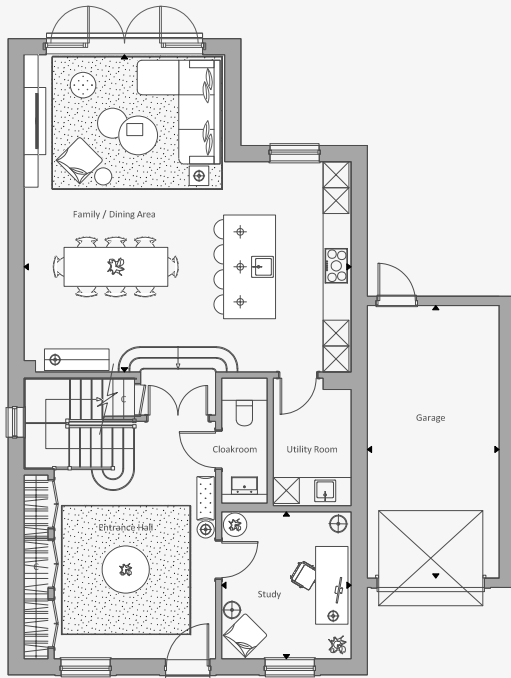
**THIS HANDSOME DETACHED
HOME PROVIDES EXCELLENT
LIVING ACCOMMODATION.**



Double doors and two deep-set steps lead from the expansive entrance hall of this property into the impressive kitchen, dining and family room, a flexible space with French doors to the garden. This space is complemented by a study and a separate utility room. On the first floor is the master bedroom suite (with dressing area and en suite bathroom), and the spacious drawing room to the front, with a Juliet balcony. Double bedroom two is on the second floor, with an excellent en suite, plus doubles three and four that share a well-appointed shower room.

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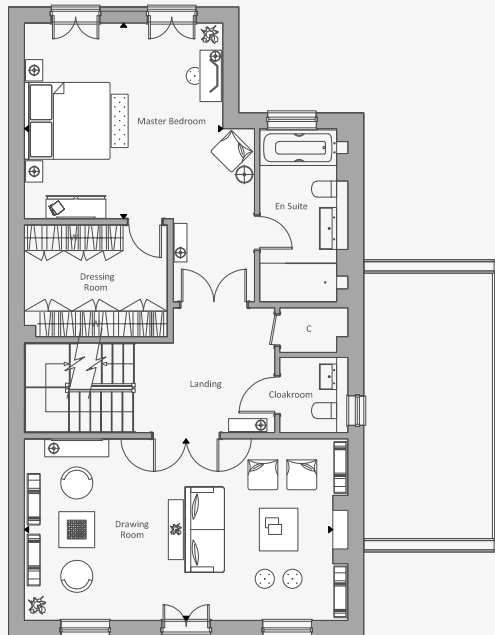
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GROSS INTERNAL AREA* 283.01m² 3,046 sq ft²

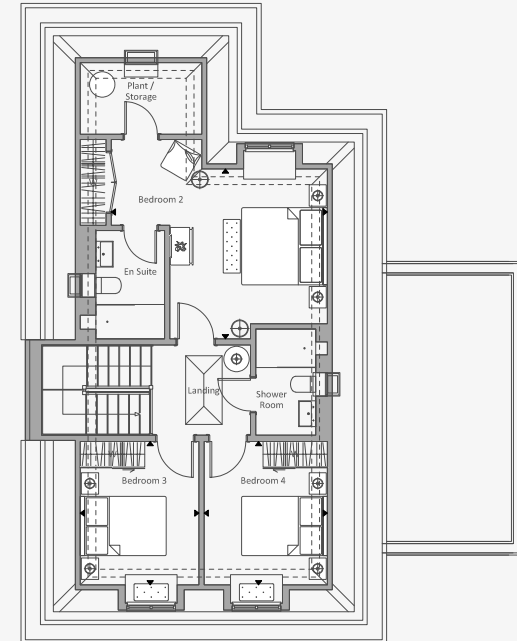
GROUND FLOOR

Kitchen/Family/Dining Area	7.65m x 7.34m	24'8" x 24'1"
Study	2.99m x 3.39m	9'10" x 11'2"
Garage	3.05m x 6.30m	10'0" x 20'7"



FIRST FLOOR

Drawing Room	7.56m x 4.24m	24'1" x 13'1"
Master Bedroom	4.64m x 4.58m	15'3" x 15'0"



SECOND FLOOR

Bedroom 2	5.03m x 3.96m	16'6" x 13'0"
Bedroom 3	2.76m x 3.34m	9'1" x 11'0"
Bedroom 4	2.87m x 3.34m	9'5" x 11'0"

INCLUDED Garage and driveway parking. Provision for electric car charging points.