

Number Sixteen

— LANGHAM PLACE —



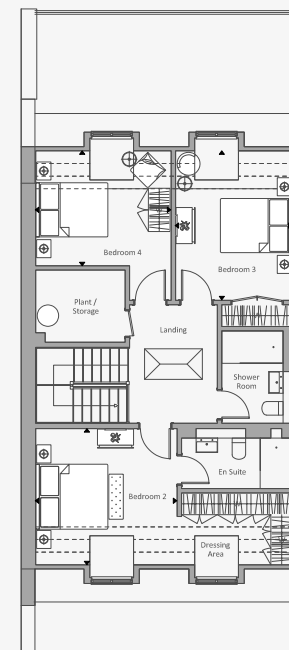
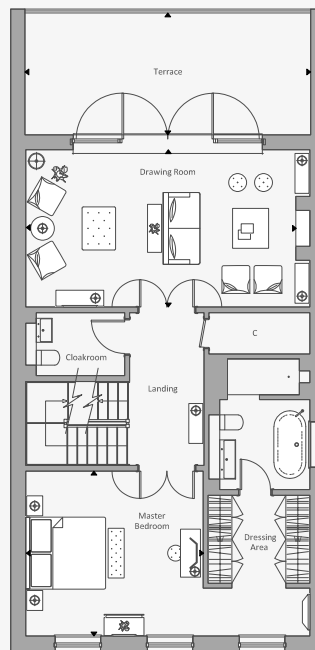
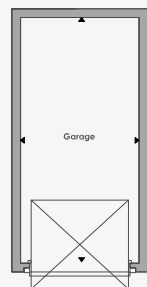
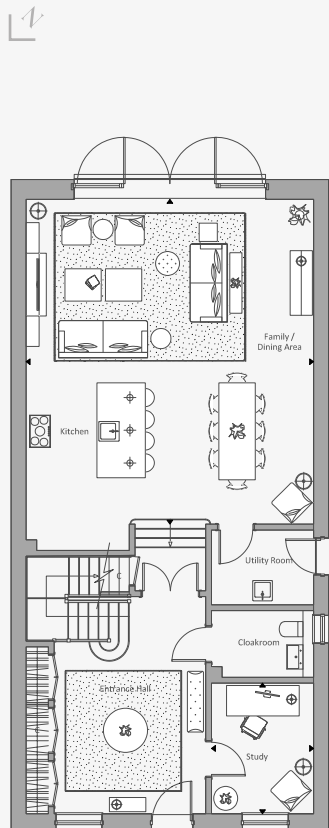
AN IMPRESSIVE SEMI-DETACHED
HOME WITH AN EXCEPTIONAL,
EASY-FLOWING LAYOUT.



From the expansive entrance hall (with useful built-in storage), double doors lead to the outstanding kitchen, dining and family room with a second set of double doors to the garden. There is also a separate utility room with outside access and a study to the front of the home. On the first floor is a beautiful drawing room with double doors to an elevated terrace. At the front of the property is the master bedroom suite, with a luxurious bathroom and a well-appointed dressing room. Three further double bedrooms are on the second floor (one of which has an en suite and furnished dressing area), plus a superb shower room.

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GROSS INTERNAL AREA* 296.03m² 3,186 sq ft²

GROUND FLOOR

Kitchen/Living/Dining Area	7.11m x 8.04m	23'4" x 26'5"
Study	2.52m x 3.23m	8'4" x 10'7"
Garage	2.93m x 6.08m	9'6" x 19'9"

FIRST FLOOR

Drawing Room	7.11m x 3.93m	23'4" x 12'1"
Master Bedroom	4.44m x 4.13m	14'7" x 13'7"
Terrace	7.18m x 3.05m	23'5" x 10'0"

SECOND FLOOR

Bedroom 2	3.91m x 3.42m	12'1" x 11'3"
Bedroom 3	3.23m x 3.79m	10'8" x 12'5"
Bedroom 4	3.75m x 2.83m	12'4" x 9'4"

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