

Ryvers Road, Berkshire, SL3 8RZ

of £410,000

Freehold

A larger than average well presented 3 bedroom family home, the property has been well cared for and benefits from gas central heating, double glazing, fitted kitchen / diner, new roof, lounge, family bathroom, good size bedrooms, enclosed rear garden, off street parking for 2 cars via own driveway. Langley has an abundance of excellent primary & secondary schools. Ample scope to extend (STPP) No Onward Chain. (EPC = C)

Offers in Excess

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Accommodation:

All room dimensions approx.

Entrance Porch

Storage area, opening onto:

Entrance Hall

Radiator, stairs to first floor, power points. Doors opening onto:

Lounge 13' 0" x 13' 0" (3.96m x 3.95m)

Front aspect, radiator, power points.

Kitchen/Diner 16' 0" x 8' 7" (4.88m x 2.61m)

Rear aspect via windows & door opening onto the garden. Range of low level & eye level wall mounted units. Plumbing for a washing machine, oven & hob with extractor fan over. radiator, space for a fridge / freezer, power points. Dining area.

First Floor Landing

Rear aspect, airing cupboard housing hot water cylinder.

Family Bathroom

Rear aspect x 2, part tiled walls & tiled floor. Modern white suite comprising of a low level W.C, wash hand basin, enclosed bath with wall mounted electric shower over. Heated towel rail, spot lighting over.

Bedroom 1 13' 7" x 11' 5" (4.14m x 3.48m)

Front aspect, radiator, fitted cupboard.



Bedroom 1 13' 7" x 11' 5" (4.14m x 3.48m)
Front aspect, radiator, fitted cupboard.

Bedroom 2 13' 1" x 9' 9" (3.98m x 2.96m)
Front aspect, radiator, power points.

Bedroom 3 8' 6" x 8' 6" (2.59m x 2.59m)
Rear aspect, radiator, power points, and fitted cupboard.

Rear Garden Laid to lawn, shed, an abundance of mature trees, flowers & shrubs. External storage cupboard.

Tenure: Freehold

NB: All leasehold information must be verified by your solicitor.

Appointment: Via B Simmons t: 01753 545555 e:langley@bsimmons.co.uk

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Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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