

Bouverie Way, Langley, Berkshire, SL3 7JZ

OEIO £850,000  
Freehold

b simmons 



Situated in a very sought-after area, and located on one of Langley's most premium cul-de-sacs is this tastefully extended semi-detached family home, occupying a large corner-plot. B Simmons are delighted to bring this fantastic home to the market, sold with no onward chain complications and brimming with further potential for personalisation and further extension, subject to buyers obtaining their own relevant permissions.

The property boasts spacious accommodation of approximately 2,500 Sq Ft over 3 floors. The ground floor offers a large living room with bay fronted window, double doors lead in to the stunning kitchen / family room extension complete with skylights, French doors overlooking the private gardens and leading on to the good-sized utility room. Furthermore, there is a downstairs three-piece shower room and integral garage. The first floor boasts three spacious double bedrooms all with built-in wardrobes, two good-sized single bedrooms and two further three-piece bathrooms, one of which is an en-suite to the master bedroom. The loft has been converted and has been used as a games room.

The property benefits from a spacious corner-plot, with the private and enclosed south-facing rear garden backing on to beautiful ancient woodland. There is a further garage / workshop in the garden which offers additional storage or potential to add a studio, home office or annex. The large wrap-around garden offers prospective buyers further potential for additional extensions, subject to buyers obtaining their own relevant permissions.

Bouverie Way is one of Langley's most premium cul-de-sacs, located within the Castle View area, just a short walking distance to Langley's most sought-after primary, secondary and grammar schools. Upton Court Park and Kedermister Parks are just a stones-throw away. Langley railway & Elizabeth line station is just 1.3 miles and there is easy vehicular access to A4, M4, M25, M40 and Heathrow.

Council Tax Band: E / EPC Rating: E

Bouverie Way, Langley, Berkshire, SL3 7JZ



Please contact the office to arrange a **FREE** property valuation on **01753 545555**

Bouverie Way, Langley, Berkshire, SL3 7JZ



Please contact the office to arrange a **FREE** property valuation on **01753 545555**

# Bouverie Way, Langley, Berkshire, SL3 7JZ



Total floor area 237.8 sq.m. (2,560 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**No fee mortgage brokerage service**

As a member of The Guild of Property Professionals, B. Simmons & Sons have access to L&C Mortgage Services.

- No FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week 9:00am - 8:00pm
- Mon - Thurs 9:00am - 5:30pm
- Fri - Sat, 10:00am - 4:00pm

Call them now **t:0800 0731945** for your free personalised quote

**b simmons** THE GUILD OF PROPERTY PROFESSIONALS L&C

**b simmons**

T: 01753 545555 E:

## MONEY LAUNDERING REGULATIONS 2003

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.