

Elmhurst Road, Langley, Slough, Berkshire, SL3 8LT

OIEO £450,000  
Freehold

b simmons 



VENDOR HAS FOUND.....B Simmons are delighted to present to the market this semi detached family home tucked away in a cul-de-sac location. The property has been extended by the current owner and has undergone refurbishment. The property is well presented and has accommodation comprising; on the ground floor an entrance hallway with stairs leading to the first floor, a bay fronted living room, separate dining room, a 12'10 fitted kitchen, downstairs cloakroom, family room and downstairs shower room. On the first floor there are three double bedrooms all having built in wardrobe's.

Outside there is a private rear garden laid to lawn and patio with a raised decking area for outside dining. To the front of the property there is a walled paved garden with a pathway to the front door and a gate giving side access. There is permit on street parking for residents which is paid on a yearly basis at approximately £75.00 PA from what the vendor has informed us.

Located within walking distance of Langley railway station and Elizabeth line, local shops and falls within catchment for most of Langley's popular primary, secondary and grammar schools. Easy vehicular access for Heathrow, M4, M25 and M40.

EPC Rating: E / Council Tax Band D

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

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Total floor area 101.8 sq.m. (1,096 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

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## 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.