

Trelawney Avenue, Langley, Slough, Berkshire, SL3 8RW

£499,950

Freehold

b simmons

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



B Simmons are delighted to present to the market this well presented extended mid terrace family home, which has undergone refurbishment by its current owners.

Internally the property offers light and airy spacious accommodation comprising; a porch/entrance hallway with stairs leading to the first floor, an open plan lounge/dining room through to a modern fitted kitchen overlooking the rear garden. On the first floor there are two double bedrooms and a bathroom fitted with a white suite comprising a wash hand basin with vanity unit, low level W.C and panelled bath with shower attachment over. On the second floor the loft has been converted to create a third double bedroom with an en-suite bathroom. To the rear of the property there is a private garden laid to lawn with a patio area for outside entertaining, a large storage shed and a gate giving side access. The front garden has been converted laid partly to block paving creating off street parking for two cars.

Located within approximately 0.7 mile 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: D / Council Tax Band: C



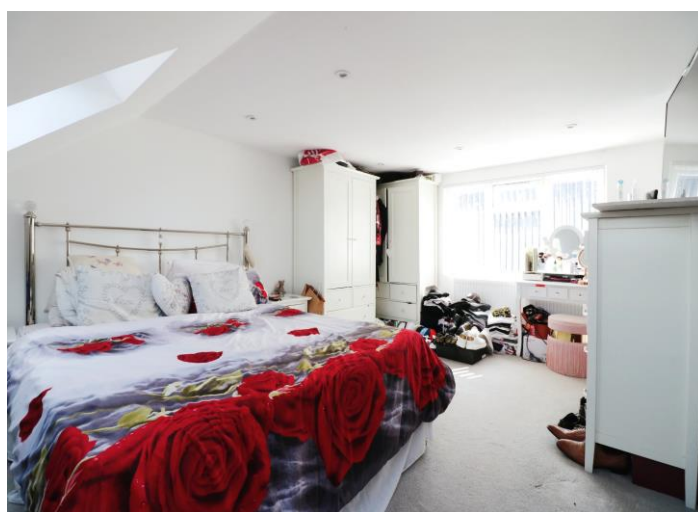
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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

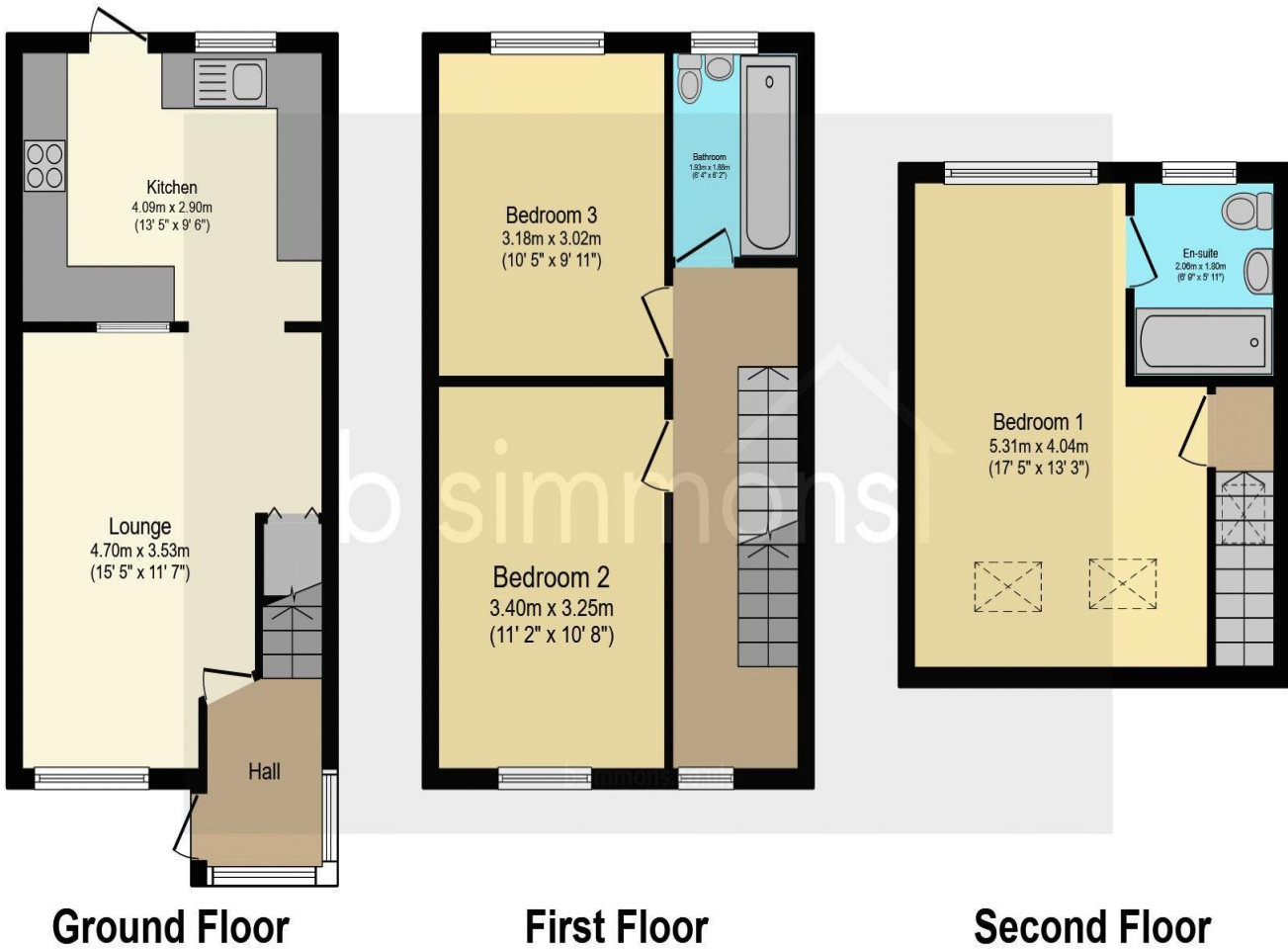


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Total floor area 94.3 sq.m. (1,015 sq.ft.) approx

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.