

London Road, Langley, Berkshire, SL3 8QX

£675,000

Freehold

b simmons

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



B Simmons are proud to present to the market this extended semi detached family home with its own private balcony and self contained annex. The property has undergone significant change by its current owners and is beautifully presented.

Upon walking through the front door you can immediately notice the current owners have an eye for detail and there is a strong sense of interior design. The property offers light and airy, free flowing accommodation comprising; an entrance hallway with built in cupboards housing space and plumbing for a washing and tumble dryer, there is a downstairs W.C and adjoining door through to the main living accommodation. The bay fronted living room is open plan with stairs leading to the first floor and follows through to a dining room and modern fitted kitchen.

Overlooking the rear garden an extension has created an 18'8 family room with French doors out to the garden. On the first floor the master bedroom has its own dressing area with built in wardrobes, access to a private balcony and an en-suite. There is a family bathroom fitted with a matching white suite and mains shower over the bath. The second bedroom is bay fronted and has built in wardrobes and there is a third single bedroom. Outside there is a private rear garden laid predominantly to lawn with a patio for outside dining, raised decked seating area with pergola over and to the bottom of the garden there is a two bedroom self contained annexe. To the front the garden is gated has been laid mainly to block paving giving off street parking for five/six cars, with mature shrub borders.

Council Tax Band: E / EPC Rating: D



London Road, Langley, Berkshire, SL3 8QX



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

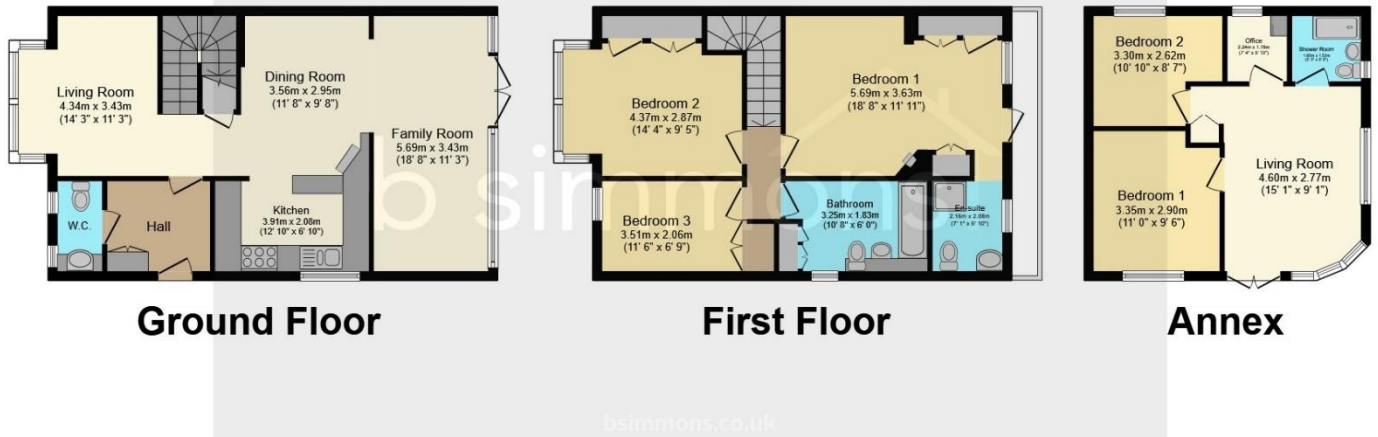


London Road, Langley, Berkshire, SL3 8QX



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

# London Road, Langley, Berkshire, SL3 8QX



Total floor area 152.2 sq.m. (1,639 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

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP YOUR HOME LOAN. The Plan does not constitute an offer of mortgage. The Guild of Property Professionals Mortgage Services is provided by Lender & Creditors Mortgage Ltd, Broom House, Lower Broom Hill, Brix, BA2 1BA which are authorised and regulated under the Financial Services Authority. (FSA number 143302)

**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.