

Harrow Road, Langley, Berkshire, SL3 8SH

£365,000

Freehold

b simmons

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



Situated within walking distance of local shops, bus routes and schooling for all ages, B Simmons are delighted present to the market this mid terrace house which is nicely tucked away and would make an ideal first time buy or buy to let investment.

The property currently a family home benefits from having the addition of a porchway to the front of the property which provides access to an entrance hallway with stairs leading to the first floor. An adjoining door leads through to a living room with a built in understairs storage cupboard and door leading through to a 15'4 kitchen/diner, fitted with a range of matching modern wall and base units, complimenting worksurfaces over and a door out to the rear garden. Outside there are front and rear gardens predominantly laid to lawn with a gate giving side access.

Harrow Road is well located within approximately 0.7 miles 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.

Council Tax Band: C / EPC Rating: C

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

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**Ground Floor**

**First Floor**

Total floor area 62.4 sq.m. (672 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.