

Webb Close, Langley, Slough, Berkshire, SL3 7SQ

£385,000

Freehold

b simmons

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



Tucked away in a cul-de-sac location and overlooking Kedermister Park, B Simmons are pleased to present to the market this well presented mid terrace family home within walking distance of Langley Grammar School.

Having undergone refurbishment by its current owners the property is excellent order throughout and ready to move into. As you enter through the front door you walk into an entrance hallway with stairs leading to the first floor and an adjoining door into a light and airy living room with a fireplace. The current owners have had a 'John Lewis' kitchen fitted which overlooks the rear garden with plenty of room for a dining table and chairs. On the first floor there are two double bedrooms, the master having built in wardrobes and there is a contemporary bathroom fitted with a matching white suite which has also been updated by the current owners. Outside there is a private rear garden, laid to lawn with a variety of flower and shrub borders, a patio area for outside dining, a storage shed and a gate giving side access. To the front there is a small garden, predominantly laid to lawn with a flower and shrub border and a pathway leading to the front door.

The property is ideally located just 0.5 of a mile from Langley grammar school, and is also within walking distance of other primary, secondary and grammar schools. There are local shops, services and amenities along Trelawney Avenue or Langley High Street. Easy vehicular access to Heathrow, M4, M25 and M40.

Council Tax Band: C / EPC Rating: D

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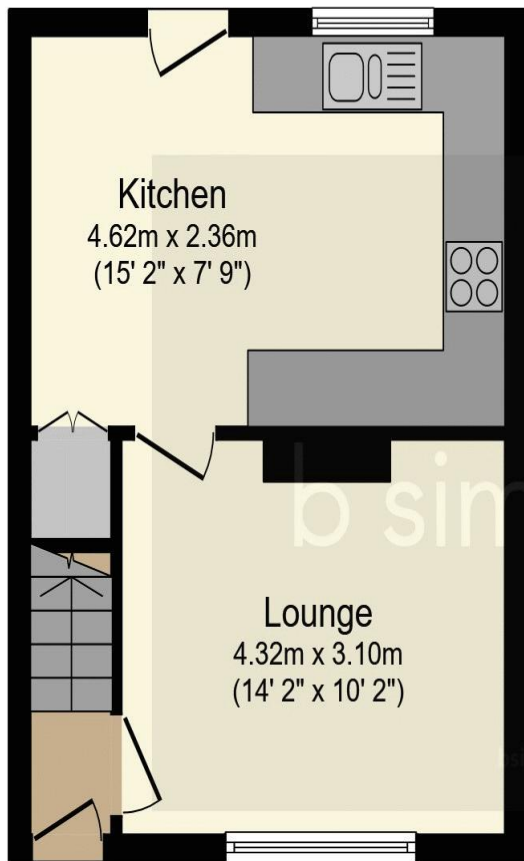
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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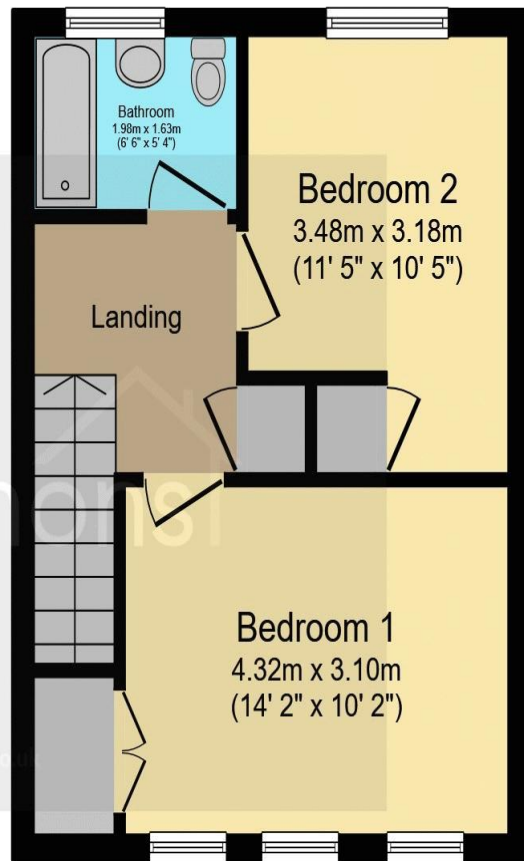
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# Webb Close, Langley, Slough, Berkshire, SL3 7SQ



## Ground Floor

Floor area 29.0 m<sup>2</sup> (312 sq.ft.)



## First Floor

Floor area 29.0 m<sup>2</sup> (312 sq.ft.)

TOTAL: 57.9 m<sup>2</sup> (623 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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.