

Meadfield Road, Langley, Berkshire, SL3 8HY

£430,000

Freehold

b simmons

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Located in a popular residential area, within walking distance of high street shops, bus routes and Langley railway / Elizabeth line station, B Simmons are delighted to present to the market this extended end terrace house. The property would be an ideal first time buy or buy to let investment.

On the ground floor this end terrace family home has spacious accommodation comprising; an entrance hallway with stairs leading to the first floor, an open plan 23'7 living/dining room with double doors to another reception room currently being used as a play/family room, and there is a modern fitted galley kitchen overlooking the rear garden. On the first floor there are three well proportioned bedrooms and a family bathroom fitted with a matching white three piece suite and a shower attachment over the bath. Outside there is an easy to maintain rear garden laid to artificial lawn with a patio area ideal for outside entertaining, fenced perimeters and a gate giving side access.

This property is ideally located within 0.8 miles of Langley railway / Elizabeth Line station, with Langley High Street and the Harrow Market also equidistant. Langley boasts a wealth of popular local schools, with three grammar schools all within walking distance from the property. Easy access to M4, M25 and M40, this property is ideal for commuters by rail or road.

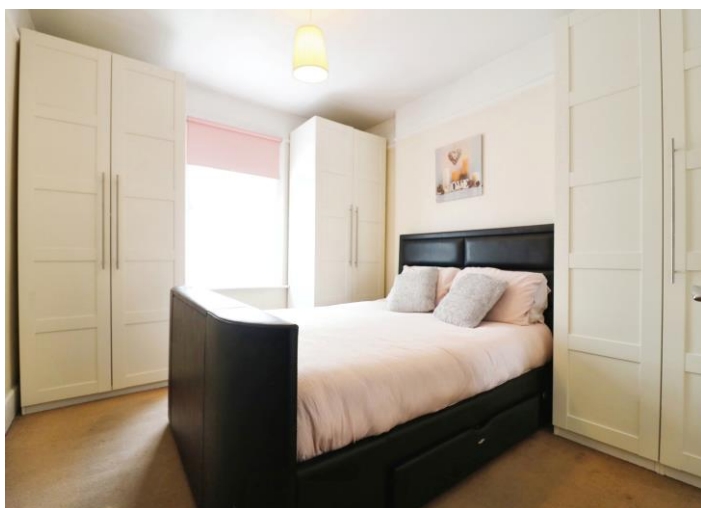
Council Tax Band: C / EPC Rating: C

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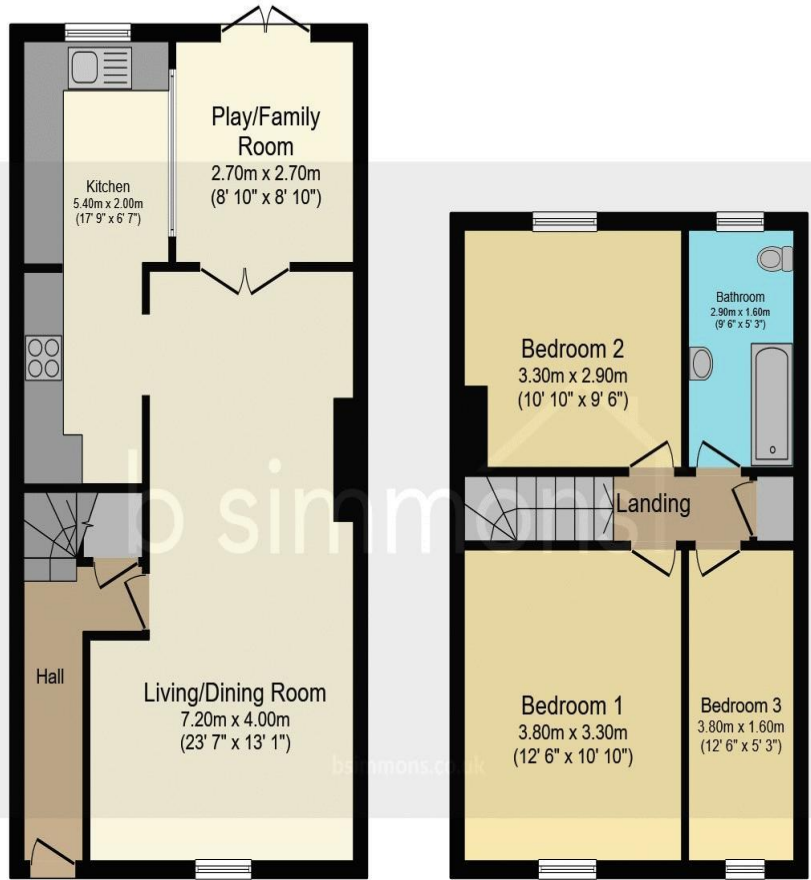
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Ground Floor

Floor area 50.0 m² (538 sq.ft.)

First Floor

Floor area 38.5 m² (414 sq.ft.)

TOTAL: 88.5 m² (953 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

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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.