

Grasholm Way, Langley, Berkshire, SL3 8WF

£575,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



B Simmons are excited to bring this spacious and beautifully presented terraced town house to the market offered with no onward chain.

The ground floor comprises of a utility room, shower room, garage with shutters providing excellent space for storage along with the fourth bedroom. You can gain access to the private enclosed south facing rear garden through the utility room or downstairs bedroom. The first floor you have two fantastic sized rooms, the lounge with an enclosed balcony with space for seating, overlooking the road and the open plan fitted kitchen/dining room with patio doors overlooking the rear garden. The second floor is where you can find the principal bedroom which benefits from an en'suite shower, with two built in wardrobes along with two additional double bedrooms with fitted wardrobes in the second bedroom and a family bathroom. Gas central heating and double glazed windows throughout. Driveway large enough for two/three cars to park with ease, on street parking is also available with no restrictions.

This property is located within walking distance to a vast choice of Primary, Secondary and Grammar schools. Langley railway Station and Elizabeth Line (Cross rail) is only a 1.2 miles from the property (22 minute walk). Easy access to M4/M25/M40/A40 and London Heathrow, close to all routes to Wexham Park Hospital, Slough Trading Estate/Central London and London Heathrow.

Council Tax Band: E. EPC rating: C.

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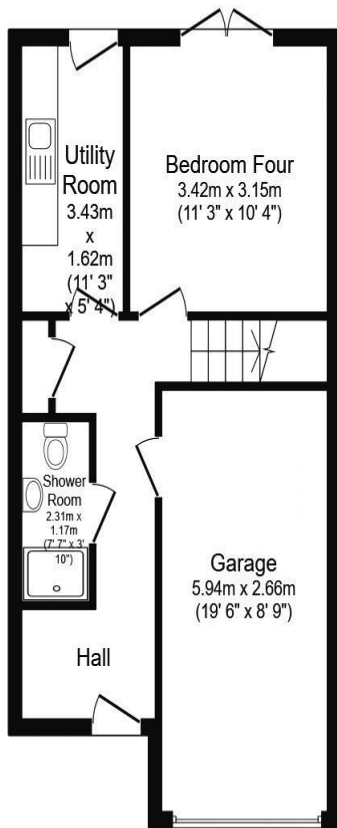
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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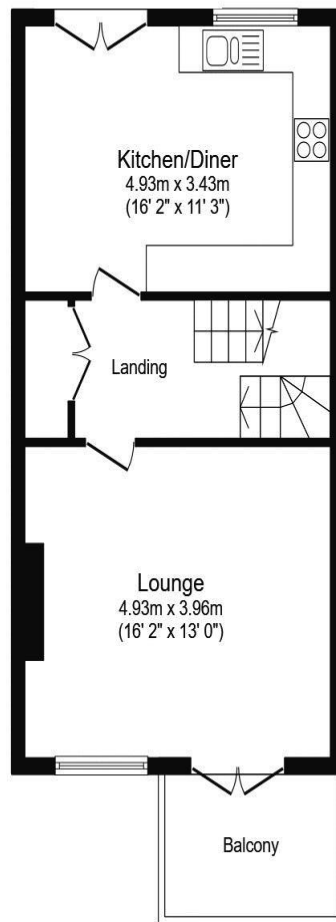


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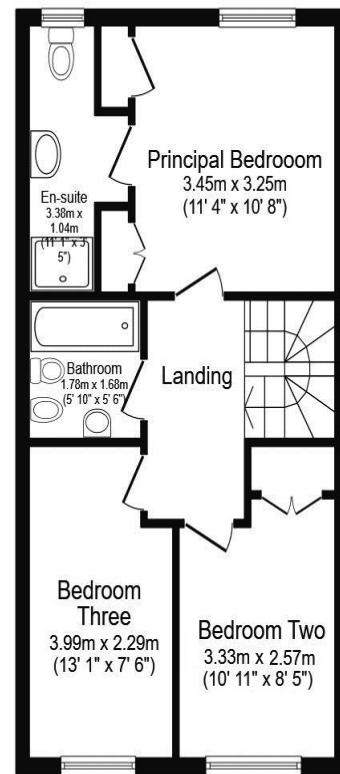
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Ground Floor



First Floor



Second Floor

Total floor area 136.8 sq.m. (1,472 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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T: 01753 545555 E: langley@bsimmons.co.uk

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.