

Willoughby Road, Langley, Slough, Berkshire, SL3 8JQ

£450,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Located on a popular residential road and within walking distance of Langley's local shops, schooling for all ages and Elizabeth line railway station, B Simmons are delighted to present to the market this well present mid terrace family home.

Internally the property is in good decorative order and offers more than meets the eye. As you enter through the front door there is a small porchway through to a bay fronted living room with an open feature fireplace. An inner hallway has stairs leading to the first floor and follows on to a separate dining room with a built in under stairs storage cupboard. The kitchen overlooks the rear garden and is fitted with a range of modern matching wall and base units, wooden roll top worksurfaces over, integrated gas hob with extractor hood over and electric oven. On the first floor landing there are two double bedrooms, a contemporary bathroom fitted with a white suite and a mains shower over the bath. Outside there is a private rear garden measuring approximately 100ft and predominantly to lawn, with a flower and shrub bed, a large storage shed, a patio area for outside dining and a gate giving side access. To the front the garden has been converted to a driveway providing off street parking.

Located within 0.7 miles and approximately 7 minutes 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: D / EPC Rating: D

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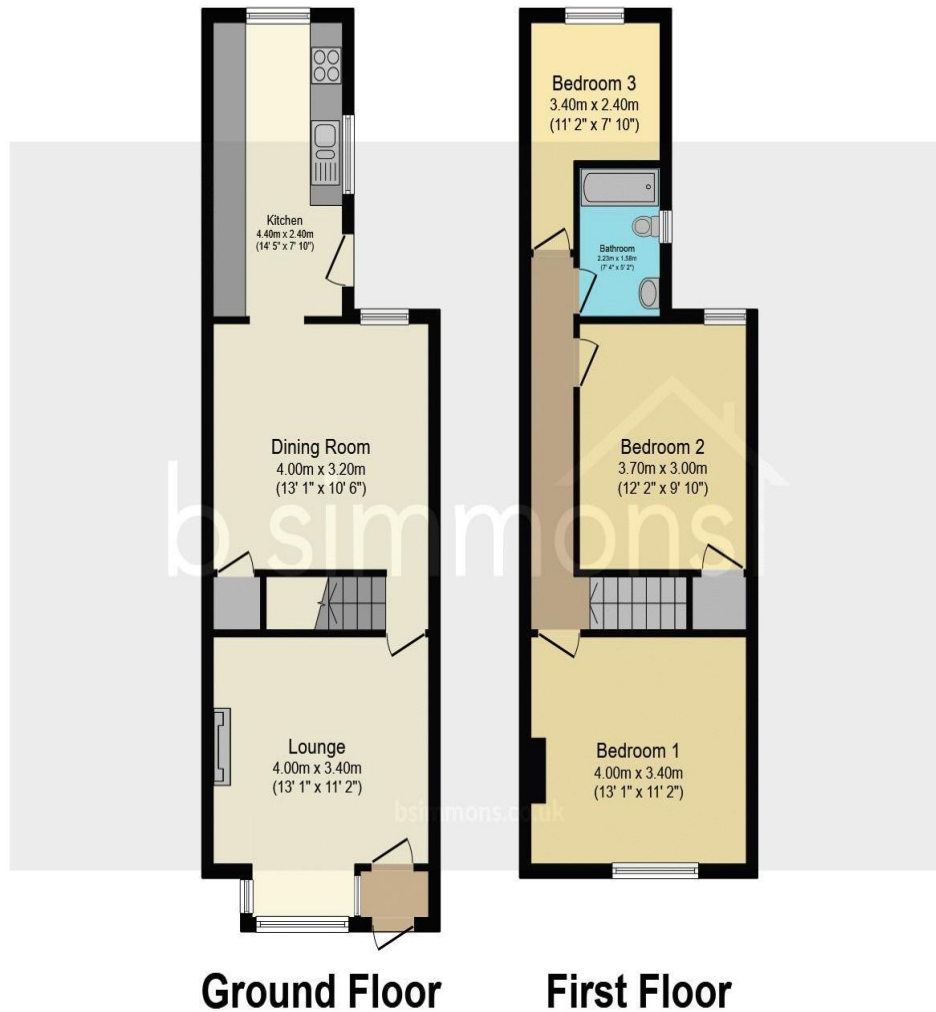
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area 88.9 sq.m. (957 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.