

Cherry Avenue, Langley, Berkshire, SL3 7BT

£575,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Offered with no onward chain and tucked away a cul-de-sac location, B Simmons are delighted to present to the market this semi detached family home which has been well maintained by its current owner. The property benefits from a private driveway and garage.

Internally the property is in good decorative order throughout and has accommodation comprising; an entrance hallway with stairs leading to the first floor, there is an open plan lounge/diner with a door leading out to the addition of a conservatory and French doors out to the garden. The kitchen has been fitted with a range of white matching wall and base units, roll top worksurfaces with an integrated electric hob and double oven, inset sink unit, space and plumbing for a washing machine and dishwasher. On the first floor there are three well proportion bedrooms and a family bathroom fitted with a matching white suite and shower over the bath. Outside there is a private rear garden, predominantly laid to lawn with a raised patio area, flower and shrub borders and a gate giving side access. To the front the garden has been laid mainly to block paving creating driveway parking with a flower and shrub bed.

Cherry Avenue is a popular residential road found about half way along the Langley Road and is approximately just 1.0 mile to Langley railway and Elizabeth line station. The grammar schools at the bottom of Langley Road are ~0.8 miles away and the property 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: 96.1 sq.m. (1,035 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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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.