

Langley Road, Langley, Berkshire, SL3 7EE

OIEO £800,000

Freehold

b simmons

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Located on one of Langley's popular residential roads, B Simmons are delighted to present to the market this extended detached family home offering versatile, light and airy accommodation, with an onward chain. The property has been redecorated throughout and new carpets laid by the current owner making the property a blank canvas.

As you enter through the front door you walk into an inviting entrance hallway with stairs leading to the first floor. There is a bay fronted spacious family room, open plan living and dining room and a modern fitted kitchen with some integrated appliances. The property has been extended on the ground floor to create two bedrooms with a contemporary shower room to service both rooms. On the first floor landing there is access to loft storage space and doors through to: four bedrooms, the master having built-in wardrobes, drawers and a dressing table. The family bathroom is fitted with a matching white suite and electric shower over the bath. Outside the rear garden offers privacy and seclusion, predominantly laid to lawn with tree, mature shrub and flower borders, a patio area ideal for outside entertaining and garden storage shed. To the front most of the garden has been converted to create a gated driveway parking laid to stone chippings.

Ideally located a short walk to local amenities and bus routes, along with a wealth of popular local schooling for all ages, amongst them Langley Grammar school and Langley Academy. Easy access to M4/M25/M40/A40 and London Heathrow. 0.8 miles (14 minute walk) from Langley railway, Elizabeth line station.

Council Tax Band: F / EPC Rating: D

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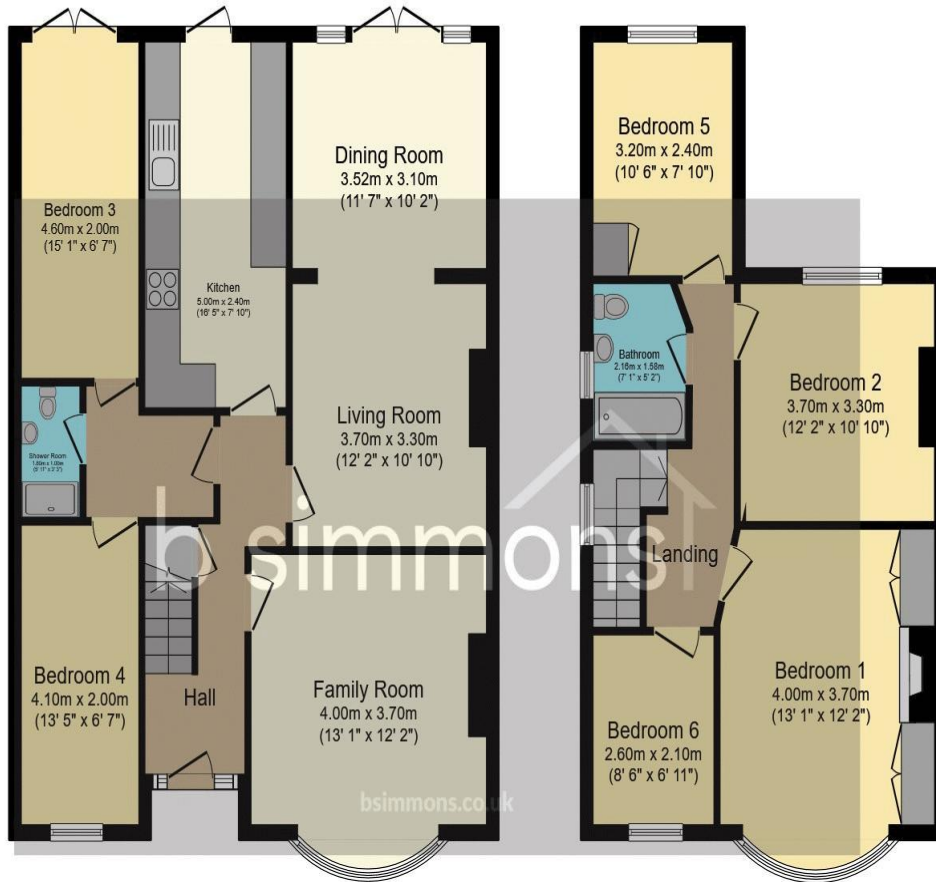
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Ground Floor

Floor area 84.3 m² (908 sq.ft.)

First Floor

Floor area 51.9 m² (559 sq.ft.)

TOTAL: 136.2 m² (1,466 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.