

Maplin Park, Langley, Berkshire, SL3 8XY

£370,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Tucked away in a cul-de-sac location on the modern development of Maplin Park, B Simmons are delighted to present to the market this well presented mid terrace house. The property would make an ideal first time buy or buy to let investment and an internal viewing is highly recommended.

This mid terrace home has been well maintained by its current owner and offers free flowing accommodation comprising; an entrance hallway, modern fitted kitchen, living room/diner with patio doors out to the garden and stairs leading to the first floor. On the first floor landing there is a hatch giving access to loft storage space and doors giving access to two well proportion bedrooms with built in wardrobes and a separate family bathroom fitted with a matching three piece suite and mains shower over the bath. Outside there is a private landscaped rear garden laid to lawn and crazy paving with flower and shrub borders, a vegetable patch and a gate giving rear access. To the front of the property there is block paved parking for 1/2 cars.

Maplin Park is a popular residential development to the north-east of Langley, and ideally located just 0.7 miles to Langley railway and Elizabeth Line station. Langley High Street can also be found the same distance away, providing lots of local shops, amenities and services. There are many primary, secondary and grammar schools less than 1 mile away providing easy access on foot or by car. Easy access to M4, M25 and M40.

Council Tax Band: C / EPC Rating: C

Maplin Park, Langley, Berkshire, SL3 8XY



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

Maplin Park, Langley, Berkshire, SL3 8XY



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

Maplin Park, Langley, Berkshire, SL3 8XY



Ground Floor

Floor area 26.4 m² (284 sq.ft.)

First Floor

Floor area 26.4 m² (284 sq.ft.)

TOTAL: 52.8 m² (568 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

No fee mortgage brokerage service

As a member of The Guild of Property Professionals, B. Simmons & Sons have access to L&C Mortgage Services.

- No FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week 9:00am - 8:00pm
- Mon - Thurs 9:00am - 5:30pm
- Fri - Sat, 10:00am - 4:00pm

Call them now
t:0800 0731945
for your free personalised quote

b simmons  **L&C**
LONDON & COUNTY MORTGAGE

b simmons

T: 01753 545555 E:

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.