

Amanda Court, Langley, Berkshire, SL3 7TE

£600,000 Guide Price

Freehold

b simmons

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Having been owned by this family from new, B Simmons are delighted to present to the market for the first time this semi detached family home in need of some modernisation. The property offers huge scope to extend subject to planning permission. Offered with vacant possession this is one for people wishing to avoid a chain.

The property boasts a wide entrance hallway with stairs leading to the first floor and access to a fitted kitchen overlooking the rear garden. There is a living room and separate dining room which can be connected as one once the bi-folding doors are opened between them, and patio doors giving access to the garden. On the first floor there are three well proportioned bedrooms, two doubles both having built in wardrobes and a dresser, a third single bedroom, a contemporary shower room and a separate W.C. Outside there is a private and secluded rear garden predominantly laid to law with flower and mature shrub borders, a patio area ideal for outside entertaining and a gate giving side access. To the front the garden is bordered with shrubs and there is a driveway providing off street parking leading to a garage with power and lighting. Amanda Court is a popular residential road located along the Langley Road. This home is just 1 mile to Langley railway and Elizabeth line station along with Langley high street and local shops and amenities. Langley grammar school is just 0.7 miles away but the property falls within the catchment for many popular primary, secondary and grammar schools. Easy vehicular access to M4, M25 and M40.

Council Tax Band: E / 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 43.6 m² (469 sq.ft.)

First Floor

Floor area 48.0 m² (516 sq.ft.)

Garage

Floor area 14.5 m² (156 sq.ft.)

TOTAL: 106.0 m² (1,141 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.

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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.