

London Road, Langley, Berkshire, SL3 8QX

£625,000

Freehold

b simmons 

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Situated on a corner plot and offering spacious accommodation B Simmons are delight to present to the market this extended semi detached family home. It has its own double detached garage and good transport links, with easy access to M4/M40/M25 and bus links to Langley railway station/Elizabeth Line.

The property is in good decorative order throughout and has accommodation comprising; on the ground floor an entrance hallway with study area and built in desk, downstairs W.C, bay fronted open plan living/sitting/dining room and a modern fitted kitchen/breakfast room with ample space for a table and chairs and French doors out to the garden. On the first floor there is a master bedroom with built in wardrobes, a dressing area and an en-suite shower room. There is a separate family bathroom fitted with a matching white suite and shower attachment over the bath, as well as two more well proportioned bedrooms. Outside there are gardens to three sides of the property, predominantly laid to patio with a variety of flower, mature shrub and tree borders, whilst to the rear of the garden there is a double detached garage and driveway providing ample off street parking.

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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Total floor area 148.0 sq.m. (1,593 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.