

Willoughby Road, Langley, Berkshire, SL3 8JG

£475,000  
Freehold

b simmons 



Offered with vacant possession, but in need of refurbishment throughout, B Simmons are delighted to present to the market this spacious detached Victorian house, within walking distance of local amenities and has huge scope for extension STPP.

Internally the property offers accommodation comprising; an entrance hallway with stairs leading to the first floor, there is an open plan living and dining room with a bay window to the front, fitted kitchen, downstairs bathroom with separate W.C and a lean to currently used as a utility room. On the first floor there are three double bedrooms, the master having built in wardrobes, and there is a separate W.C.

Outside there is a good sized private rear garden, predominantly laid to lawn with mature shrub borders, an outbuilding and a gate giving side access. To the front of the property there is a small garden with a pathway leading to the front door and driveway parking for one car.

Located within 0.4 miles and approximately 9 minutes walking distance of Langley railway station and Elizabeth line, local shops and 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: F



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

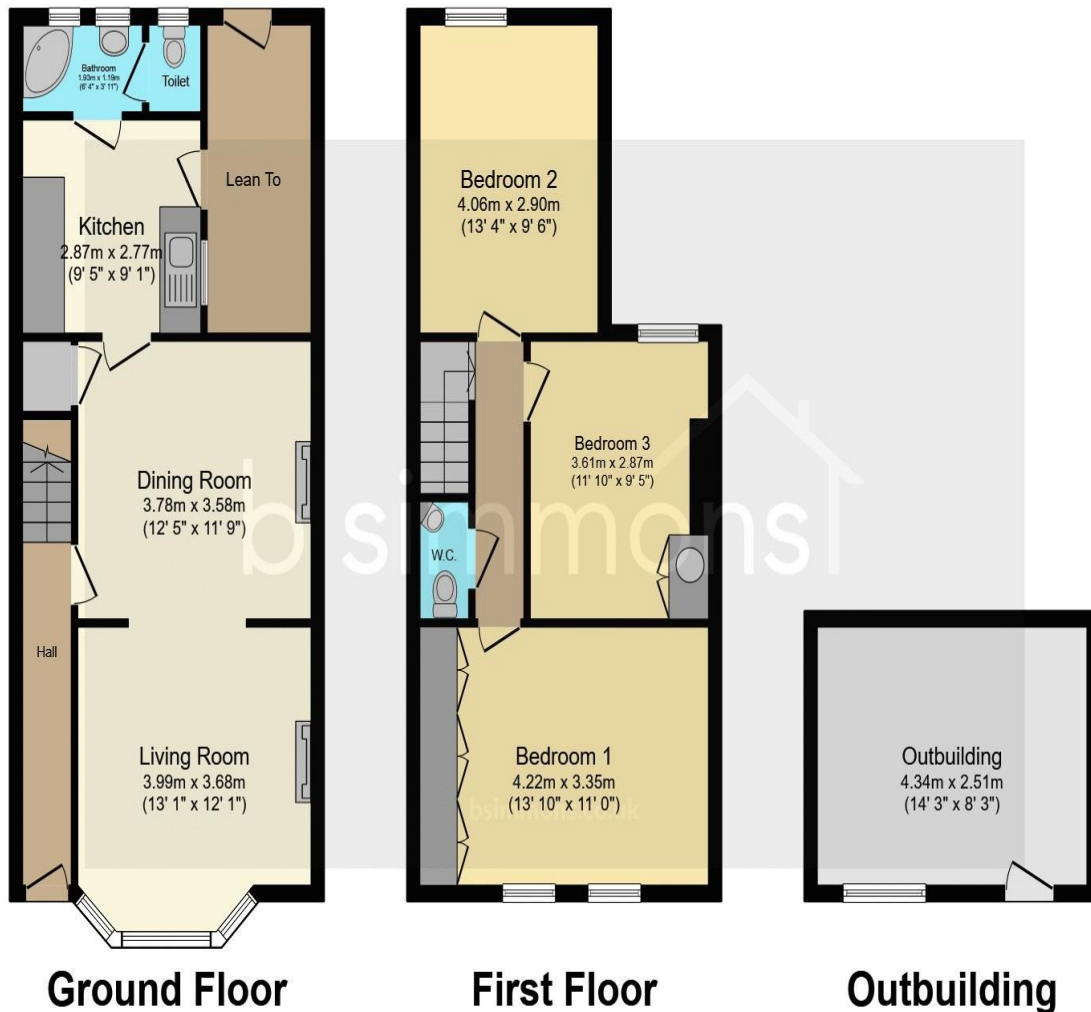


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Total floor area 112.3 sq.m. (1,209 sq.ft.) approx

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.