

Amanda Court, Langley, Berkshire, SL3 7TE

£600,000

Freehold

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Situated on a popular residential road, and backing on to playing fields is this well-presented and spacious family home, offered to the market without any onward chain complications and with fantastic potential for extension.

The property boasts a wide entrance hallway and lobby, two good-sized reception rooms, the main living room boasting beautiful parquet flooring and an extended kitchen / breakfast room on the ground floor. The first floor provides two large double bedrooms, one good-sized single bedroom along with a bathroom and separate toilet. The loft has been converted to offer a large double bedroom along with substantial eaves storage loft space.

The property benefits from stunning landscaped front and rear gardens. There is driveway parking for multiple cars, along with an electric vehicle charging point. There is also a garage and front garden which has mature flower beds and laid to lawn. There is side access through to the substantial private and enclosed rear garden which is directly south-facing and backs on to school playing fields. The rear garden has been beautifully landscaped and maintained by the current owners to offer raised mature flower beds, vast array of herbs, fruit and vegetables whilst still offering lawn and decking terrace.

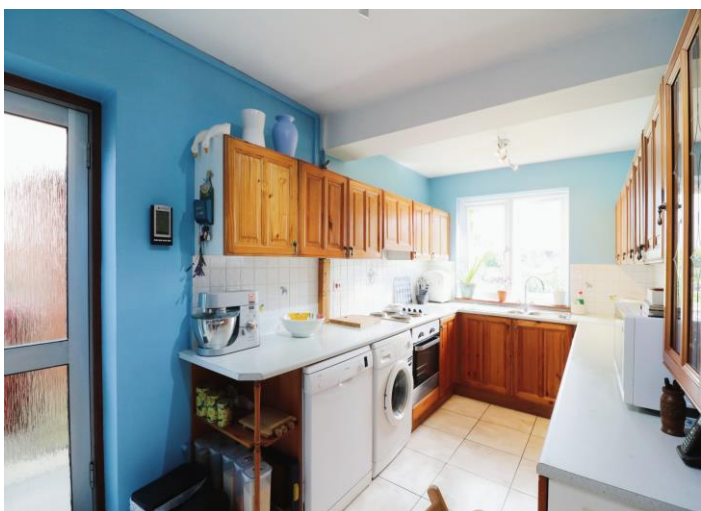
The property offers fantastic scope for further extension, with both neighbouring properties having constructed significant side and rear extensions, larger loft conversion extension along with constructing separate studio / annex buildings in the rear garden. Any building or structural alterations are subject to the buyers obtaining relevant permissions.

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: TBC



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

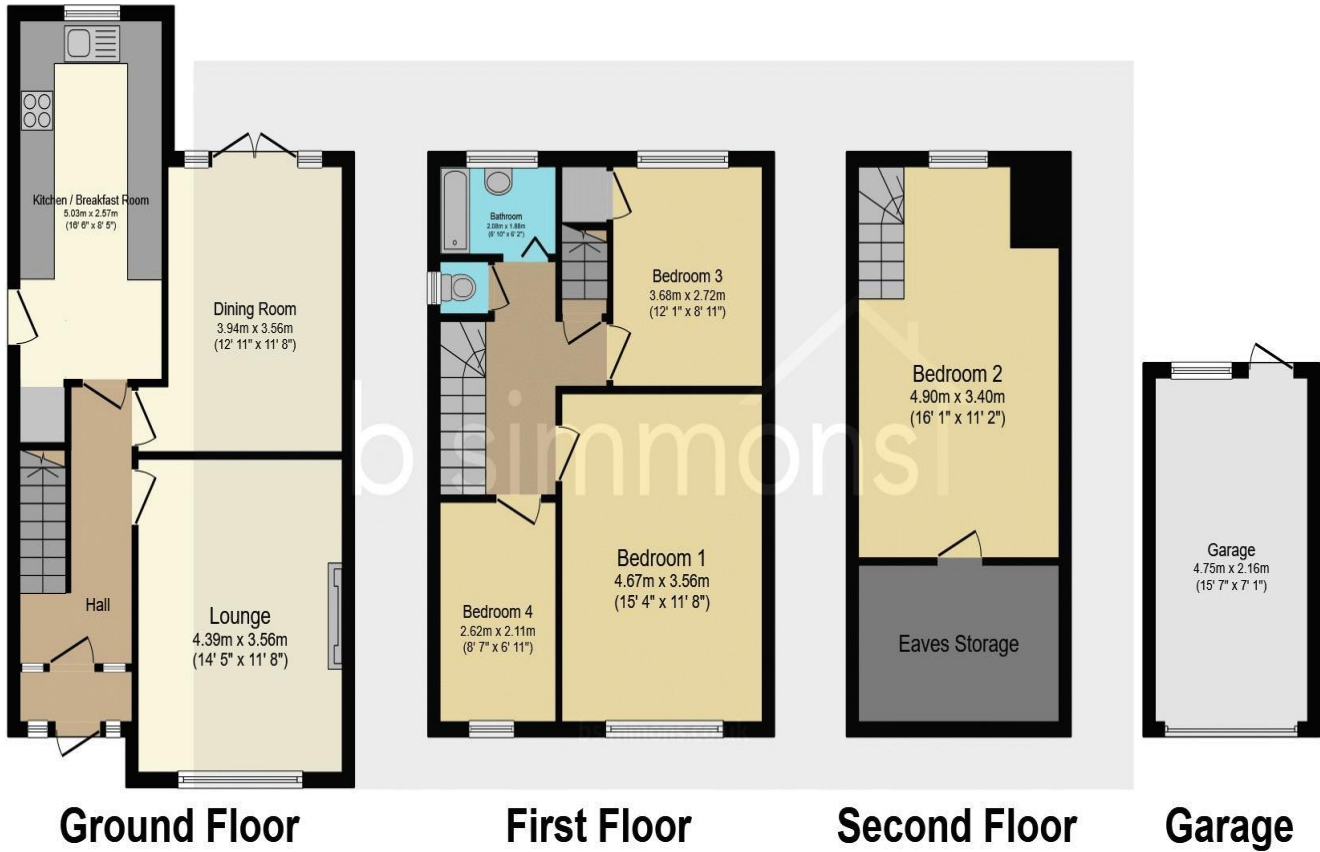


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Total floor area 127.1 sq.m. (1,368 sq.ft.) approx

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.