

Trelawney Avenue, Langley, Berkshire, SL3 8RN

£535,000

Freehold

b simmons

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



B Simmons are delighted to present to the market this end terrace family home offering good sized accommodation and huge scope for further extension STPP. The property is conveniently located within walking distances of local schooling for all ages, shops and good transport links. Offered with vacant possession this really is one for those people wishing to avoid a chain. The property is located towards the top end of Trelawney Avenue and has its own private driveway boasting off street parking for three/four cars. As you enter through the front door you walk into an entrance hallway with stairs leading to the first floor and adjoining doors provide access to; a 14' living room, a 17' modern fitted kitchen/diner with some appliances remaining, including a 'Smeg' cooker and French doors take you out to a 19'9 conservatory over looking the rear garden. On the first floor there are three well proportioned bedrooms and there is a separate contemporary family bathroom fitted with a three piece suite, shower screen and shower over the bath. Outside there is a private rear garden predominantly laid to lawn which extends to the side of the property with a gate giving side access.

Trelawney Avenue is located within 0.9 miles 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: C / 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: 113.9 m<sup>2</sup> (1,226 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](http://www.Propertybox.io)

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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.