

Laburnum Grove, Langley, Berkshire, SL3 8QU

£600,000

Freehold

b simmons

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



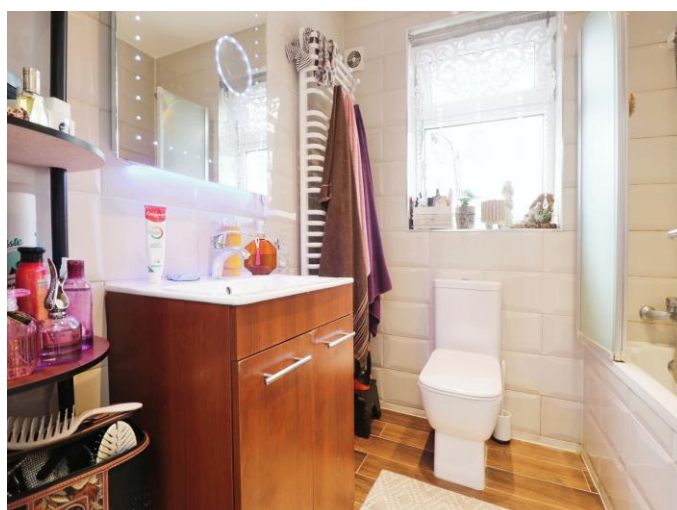
Tucked away in the horse shoe road of Laburnum Grove and providing easy access to junction five of the M4 motorway, B Simmons are delighted to present to the market this extended semi detached family home offered with no onward chain.

Internally the property is well presented and has been extended to provide spacious and versatile accommodation. As you enter the property you walk into an entrance porch and hallway with stairs leading to the first floor. Adjoining doors provide access to a modern fitted kitchen with a built in under stairs storage cupboard and a door to the side out to the garden. The living room has a feature fireplace with an inset wood burner and is open plan to the dining room which follows through to a contemporary downstairs bathroom fitted with a matching suite and shower attachment over the bath. There is a downstairs spacious bedroom with built in wardrobes and a dressing table with two sets of French doors leading out to the rear garden. On the first floor there are three well proportioned bedrooms and a second contemporary family bathroom fitted with a matching suite and shower attachment over the bath. Outside there is a private and secluded rear garden with well established borders, a patio area for outside entertaining, a 20' workshop and double gate vehicular side access. Top the front the garden has been laid to block paving creating ample driveway parking for two/three cars.

The property offers easy access to all major routes, amenities and bus routes - A4/A40/M4/M25/M40, Slough Central, Slough Trading Estate, Wexham Hospital and London Heathrow. Within approximately 1.6 Miles from Langley railway / Elizabeth line station. Easy access to Primary, Secondary, Academy and Grammar Schools. Scope to extend further back and to the side (STPP).

Council Tax Band E / EPC Rating: TBC

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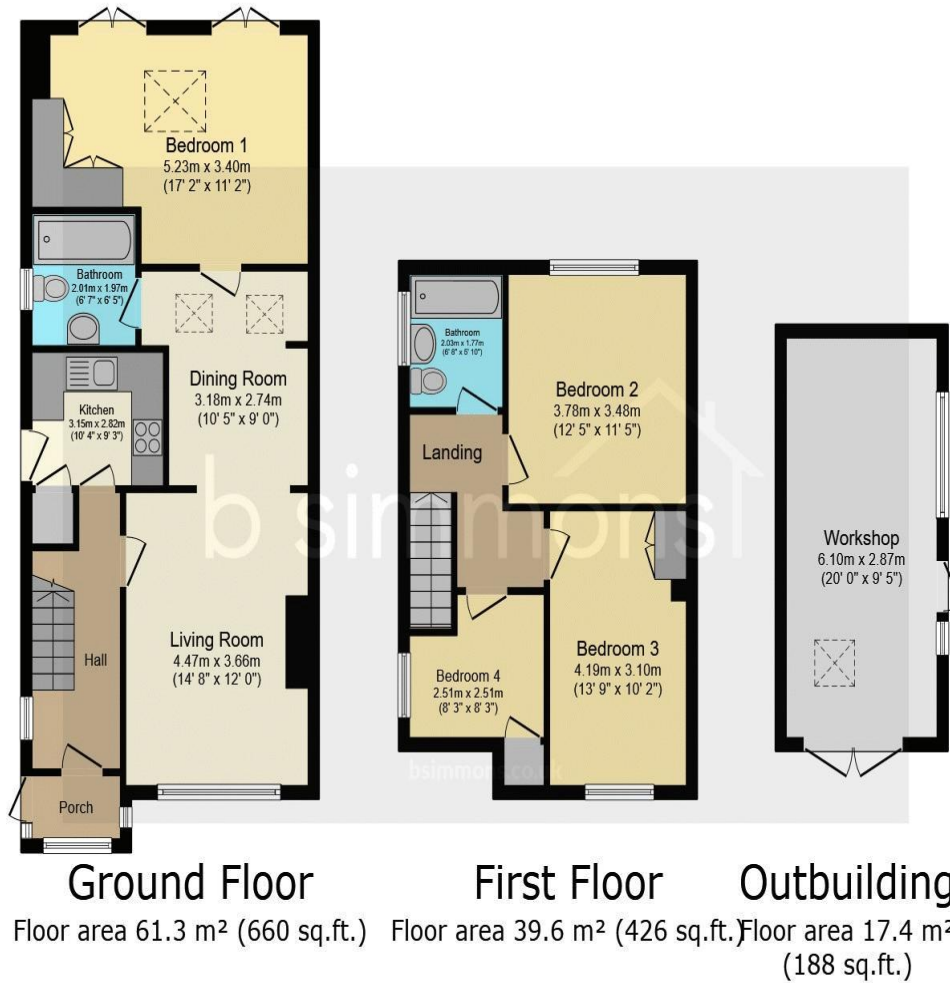
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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**TOTAL: 118.3 m<sup>2</sup> (1,273 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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**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.