

Downs Road, Langley, Berkshire, SL3 7DF

£660,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Located on one of Langley's most sought-after residential roads is this delightful family home, offering prospective buyers a substantial home, with scope for further extension. Offering over 1600 Square Feet of living space, this family home is ideally sized and located for any large and growing family, located within walking distance to shops, amenities, services and schools. The property comprises a spacious entry hallway, a large lounge to the front with bay window and fire place, two further reception rooms to the rear of the property which are semi-opened, a spacious galley-style kitchen leading on to a dining area complete with further storage and work surface space, a utility room with side door to garden and a downstairs cloakroom. The first floor comprises two large double bedrooms and one good-sized single bedroom, all are complete with built-in wardrobes, a separate toilet along with a large four-piece family bathroom suite. The property boasts a driveway to the front for one car, landscaped front gardens along with a spacious garage for additional parking or storage. There is access from the garage to the rear garden. There is a large private and enclosed rear garden which boasts outdoor cooking facilities, mature beds and lawned area along with a shed for further storage. The space above the garage and to the rear offer prospective buyers fantastic potential for further extension works, subject to planning permission, whilst the loft could also provides scope for further extension. Downs Road is a popular and sought-after established residential road, with this home offering views from the front over the Springate Fields. The property is located just 0.7 Mile walk to Langley railway / Elizabeth line station. This property falls within many popular local primary, secondary and Grammar schools catchment areas, with Langley Grammar, St Bernards Grammar and Upton Court Grammar all less than 1 mile away.

Council tax Band: E / EPC Rating: D

Downs Road, Langley, Berkshire, SL3 7DF



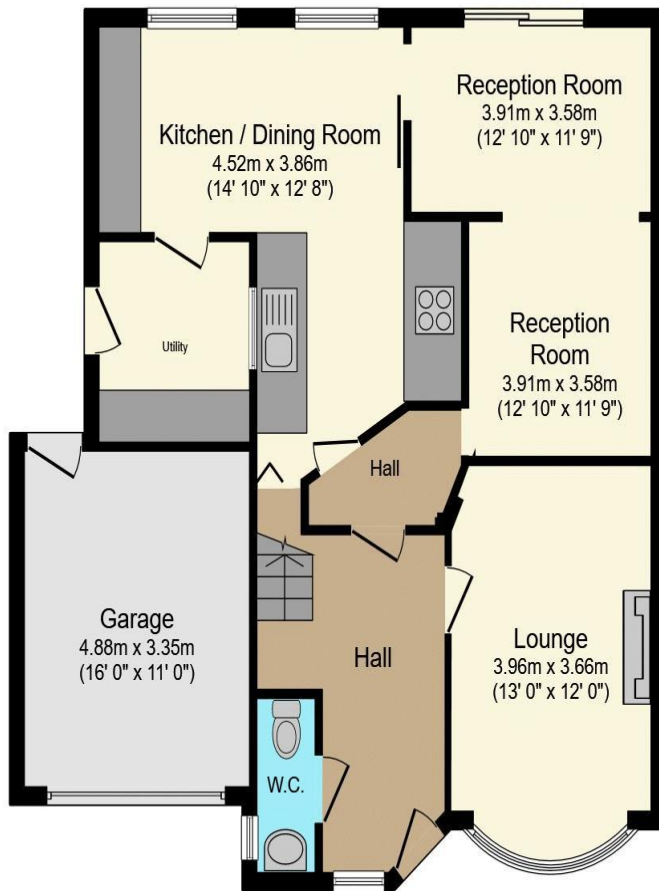
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

Downs Road, Langley, Berkshire, SL3 7DF

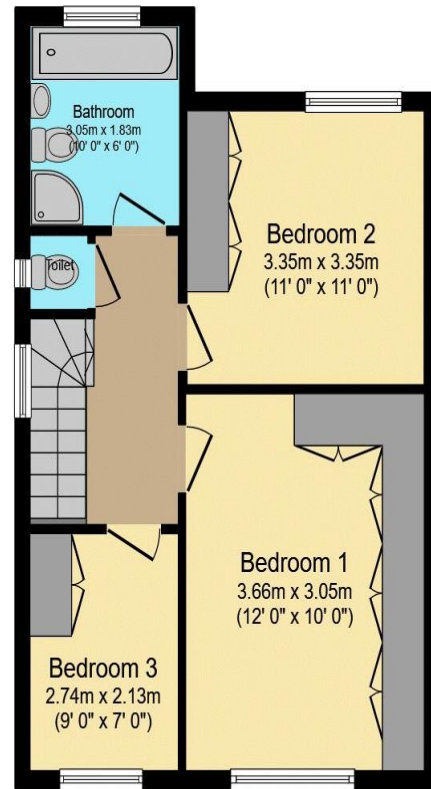


Please contact the office to arrange a **FREE** property valuation on **01753 545555**

Downs Road, Langley, Berkshire, SL3 7DF



Ground Floor



First Floor

Total floor area 156.2 sq.m. (1681.4 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

No fee mortgage brokerage service

As a member of The Guild of Property Professionals, B. Simmons & Sons have access to L&C Mortgage Services.

- No FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week 9:00am - 8:00pm
- Mon - Thurs 9:00am - 5:30pm
- Fri - Sat, 10:00am - 4:00pm

Call them now **t:0800 0731945** for your free personalised quote

b simmons THE GUILD OF PROPERTY PROFESSIONALS L&C

b simmons

T: 01753 545555 E: langley@bsimmons.co.uk

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.