

Blandford Road South, Langley, Berkshire, SL3 7RT

£800,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Situated on a substantial corner plot and having huge scope for further development subject to planning permission required, B Simmons are delighted to present to the market this detached house offering spacious accommodation and with NO ONWARD CHAIN.

Previously used as a house of multiple occupancy the property has versatile accommodation of four/five bedrooms and two/three reception rooms. As you enter through the front door you walk into an entrance hallway with stairs leading to the first floor landing. Adjoining doors provide access to a living room and dining room, study/office, a downstairs shower room, separate W.C and a spacious modern fitted kitchen. On the first floor there are four bedrooms, a bathroom and separate W.C. Outside the gardens are to three sides of the property. The rear garden is predominantly laid to lawn with mature shrub and tree borders continuing to the right hand side of the property and into a sizeable front garden, laid to lawn with a private driveway leading to a single garage.

Blandford Road South is located within approximately 1.5 miles of Langley railway / Elizabeth line station, 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.

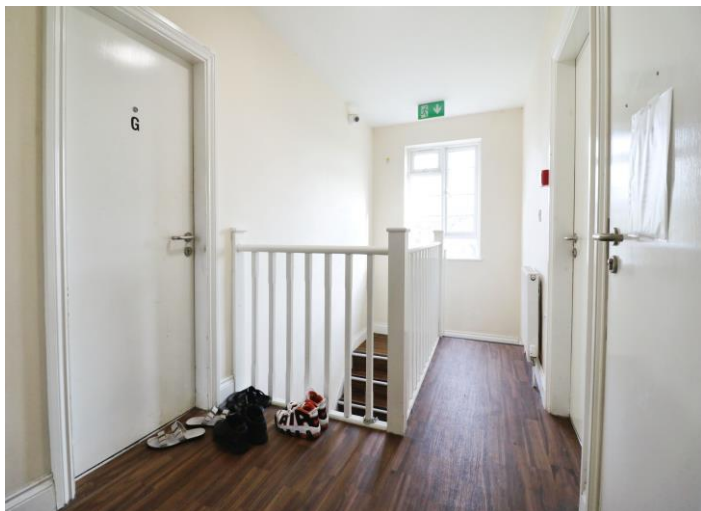
EPC Rating: D / Council Tax Band: E

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

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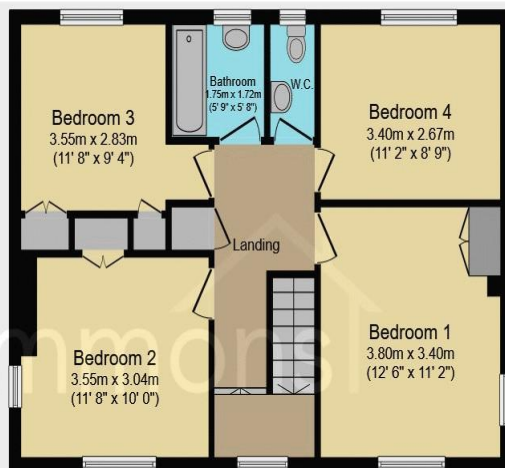
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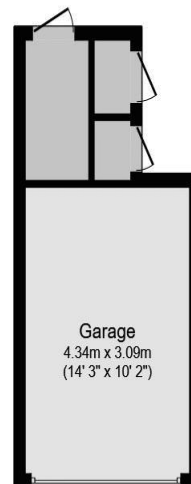
Ground Floor

Floor area 60.2 m² (648 sq.ft.)



First Floor

Floor area 59.3 m² (639 sq.ft.)



Garage

Floor area 17.9 m² (192 sq.ft.)

TOTAL: 137.4 m² (1,479 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.