

Pickford Drive, Orchards Residential Park, Wexham, Berkshire, SL3 6QD

£140,000

b simmons



B Simmons are proud to present to the market this park home situated on the ever popular Orchards Residential Park on the outskirts of Langley. The property is within walking distance of an array of local amenities and is being offered with NO ONWARD CHAIN.

As you enter through the front door you walk into an entrance hallway with a built in storage cupboard and adjoining doors to; a dual aspect living room with a fireplace and an inset living flame gas fire. Open plan from the living room is a kitchen/diner fitted with a range of matching wall and base units, worksurfaces over and space for a dining table and chairs. There are two double bedrooms both having built in wardrobes and a separate bathroom fitted with a white three piece suite. Outside there are gardens surrounding the property predominantly laid to paving with a fish pond, steel storage shed and gate giving side access. To the front there is a small garden laid to lawn with flower and shrub beds. The property is located in a beautiful semi-rural setting, with country walks, landscaped parks and stunning views on the properties doorstep. Easy access to M4/M25/M40/A40/London Heathrow and 0.5 miles (11 minute walk) from Langley railway and Elizabeth Line station. Local bus routes to Uxbridge Town Centre, Wexham Park Hospital, Slough Trading Estate/Central and London Heathrow etc. Walking distance to local shops and amenities.

Buyers for this park home must be over the age of 45 and be able to purchase the property in cash.

Council Tax Band A / Monthly Pitch Fee: £201.67



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



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TOTAL: 68.5 m<sup>2</sup> (738 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.