

Station Road, Langley, Berkshire, SL3 8BT

£685,000

Freehold

b simmons

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



Situated within walking distance of Langley railway / Elizabeth line station, B Simmons are delighted to present to the market this extended, stylish end terrace family home offered with no onward chain. An early internal viewing is highly recommended to avoid disappointment.

As you enter the property through the front door you walk in to an entrance porchway with a built in double cupboard and door to a spacious front reception room with a variety of matching built in storage cupboards to one wall, and cleverly disguised behind one of them is a contemporary downstairs shower room. Double doors follow through to a spacious main reception room with a built in television/entertainment unit and a matching double cupboard to one corner. Double doors lead on to a modern fitted kitchen/diner with some integrated appliances, 'Quartz' worksurfaces, a feature 'Skylight' window, plenty of space for a large dining table and chairs and bi-folding doors out to the garden. On the first floor there are four well proportioned bedrooms, all having built in bedroom furniture and there is a separate family bathroom fitted with a four piece suite. Outside there is a private rear garden predominantly laid to lawn, with a patio area for outside entertaining, a garden room with an ensuite W.C and built in cupboards, offering huge scope for annexe potential. The current sellers have also installed outside taps with hot and cold feeds. To the front the garden has been converted to create ample off street parking for multiple vehicles.

Located within 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: D / EPC Rating: C



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

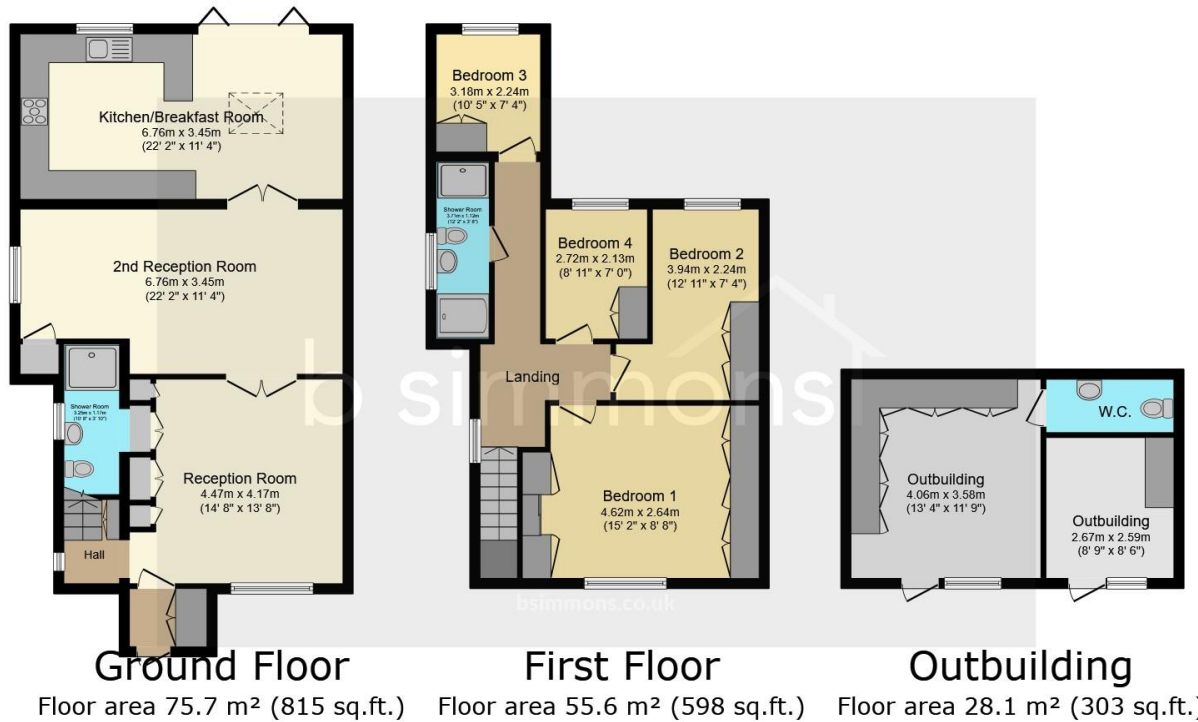
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**TOTAL: 159.5 m<sup>2</sup> (1,717 sq.ft.)**

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.