

Bouverie Way, Langley, Berkshire, SL3 7JZ

£730,000

Freehold

b simmons

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



Tucked away in a quiet cul-de-sac location and situated on a corner plot, B Simmons are delighted to present to the market this extended semi-detached family home. The property offers huge scope for further development STPP. An internal viewing is highly recommended.

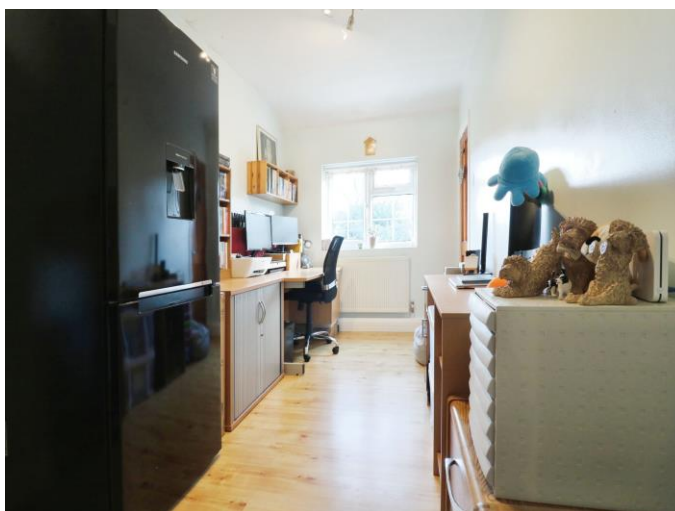
Internally the property is in good decorative order and offers free flowing, versatile accommodation. As you enter through the front door you walk into an entrance hallway with stairs leading to the first floor. There is a spacious, bay fronted living room which is open plan to a dining room with French doors out to the rear garden. A downstairs W.C has been added to the property when it was extended which is situated just off of the office/study with a built in understairs storage cupboard and a doorway through to a modern fitted kitchen overlooking the rear garden. On the first floor there are three well proportioned bedrooms all having built in wardrobes and there is a separate family bathroom fitted with a three piece suite and a shower over the bath. Outside there is a large rear garden predominantly laid to lawn, with well established borders, a patio area for outside entertaining, a gate giving side access and backs on to open parkland. To the front there the garden has been re-landscaped and laid mainly to cobble styled block paving creating ample driveway parking leading to a double garage with electric remote control up and over door.

Bouverie Way is one of Langley's most premium cul-de-sacs, located within the Castlevue area, just a short walking distance to Langley's most sought-after primary, secondary and grammar schools. Upton Court Park and Kedermister Parks are just a stones-throw away. Langley railway & Elizabeth line station is just 1.3 miles and there is easy vehicular access to A4, M4, M25, M40 and Heathrow.

Council Tax Band: E / EPC Rating: D



Bouverie Way, Langley, Berkshire, SL3 7JZ



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

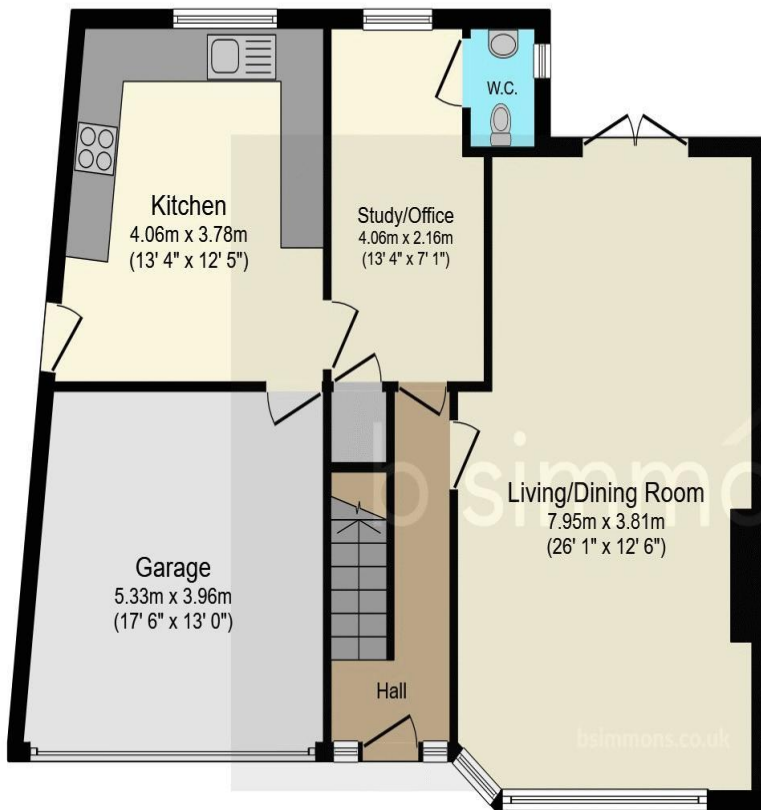


Bouverie Way, Langley, Berkshire, SL3 7JZ



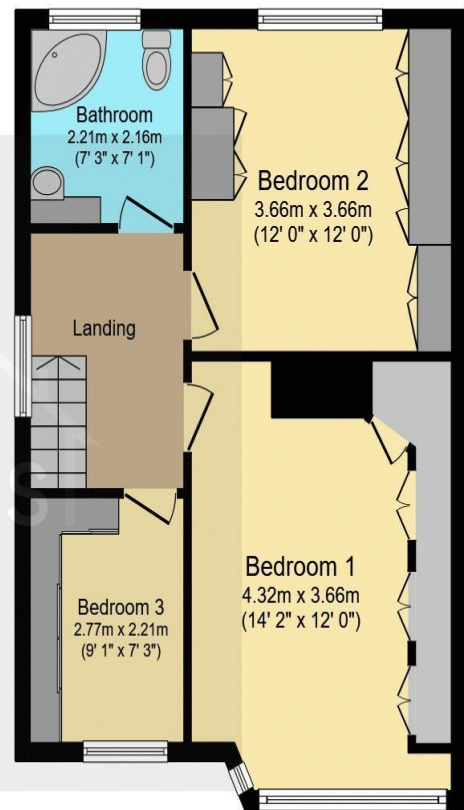
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

Bouverie Way, Langley, Berkshire, SL3 7JZ



## Ground Floor

Floor area 76.9 m<sup>2</sup> (827 sq.ft.)



## First Floor

Floor area 49.4 m<sup>2</sup> (531 sq.ft.)

**TOTAL: 126.2 m<sup>2</sup> (1,359 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)

**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

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. The FSA does not regulate mortgage brokering. The Guild of Property Professionals Mortgage Services is licensed by London & Country Mortgages Ltd. Besser House, 10000 Besser Road, Basingstoke, Hampshire, GU24 0BA. All services are authorised and regulated by the Financial Services Authority, FSA number 110002.

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

**b simmons**

T: 01753 545555 E: [langley@bsimmons.co.uk](mailto: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.