

Downs Road, Langley, Berkshire, SL3 7DF

£640,000

Freehold

b simmons

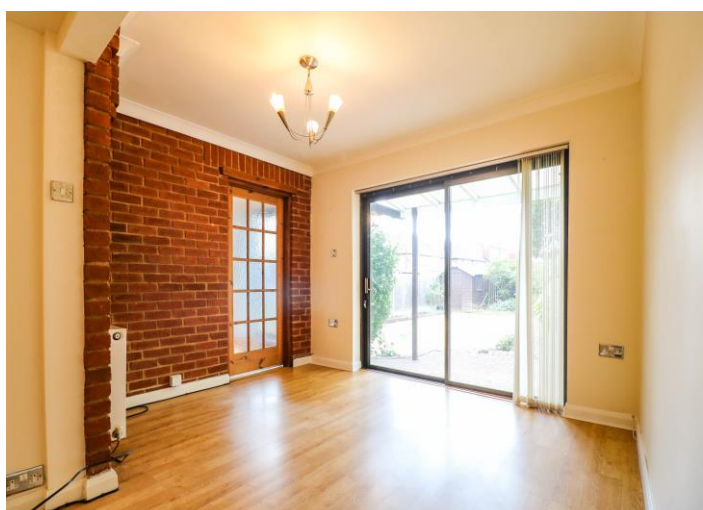
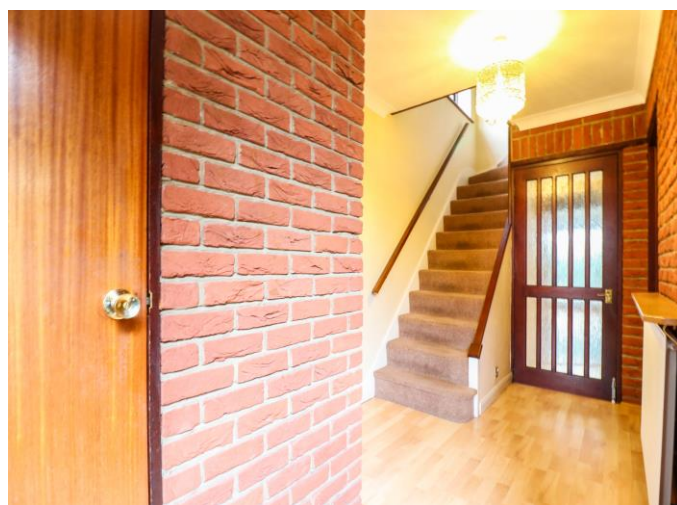
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Located on one of Langley's most sought-after residential roads is this delightful family home, offering prospective buyers a substantial home, with scope for further extension. Offering over 1600 Square Feet of living space, this family home is ideally 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

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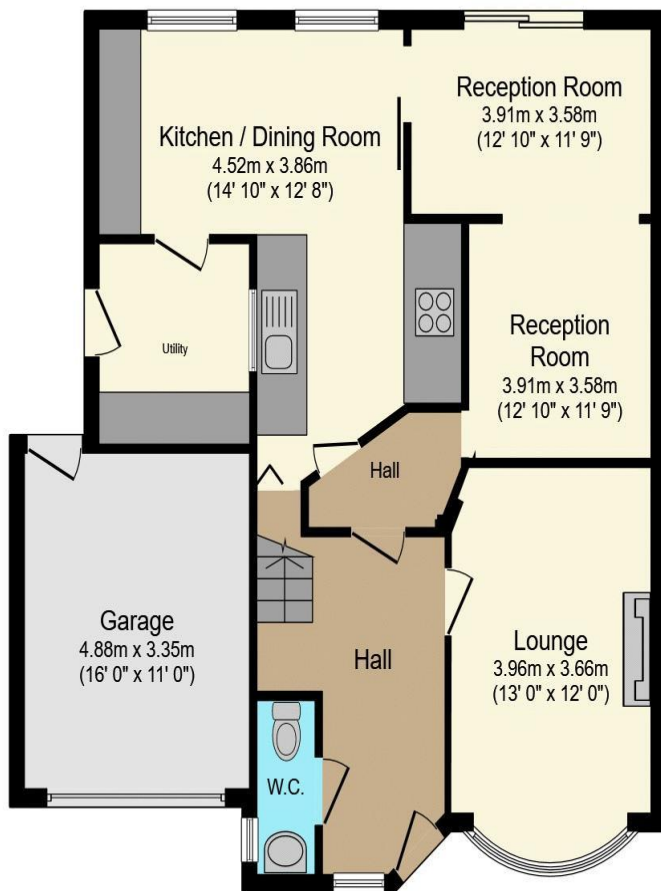
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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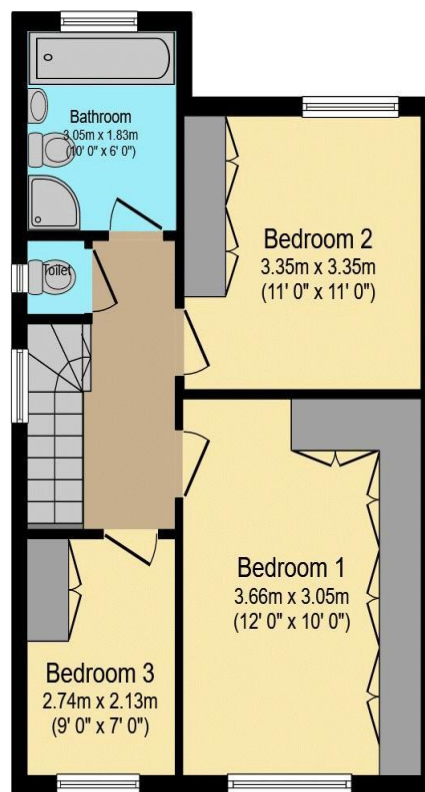


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Ground Floor



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.

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