

Tamar Way, Langley, Berkshire, SL3 8SZ

£425,000

Freehold

b simmons

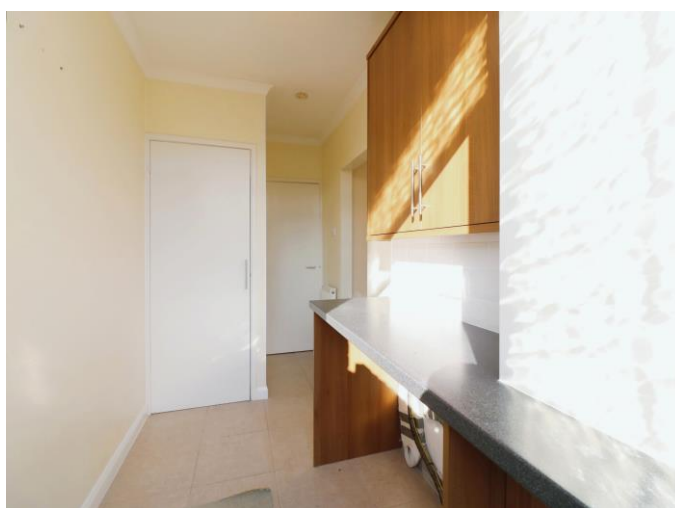
T: 01753 545 555 bsimmons.co.uk



Offered with vacant possession and overlooking a central green, B Simmons are delighted to present to the market this mid terrace house with it's own private driveway. The property boasts three bedrooms and is well located within walking distance of local shops and amenities. As you walk in through the front door there is an entrance porch and hallway with stairs leading to the first floor and a door through to a 14'2 living room. There is an inner hallway to the rear which has been adapted to a utility area with a door giving access to the garden, a built in under stairs storage cupboard and a modern fitted kitchen/diner which overlooks the rear garden. On the first floor there are two double bedrooms, both having built in cupboards and the master also having built in wardrobes. The third bedroom is a decent sized single room and overlooks the green to the front. The bathroom is fitted with a white suite comprising a wash hand basin and low level W.C with vanity surround and a panelled bath with electric shower over the bath and shower screen. Outside there is a private rear garden predominantly laid to lawn with a raised decking area for outside entertaining, mature shrub borders and a gate giving rear access to a private driveway for two cars. The property is situated within approximately 1 mile of Langley railway / Elizabeth Line station and walking distance of local shops, bus routes and schooling for all ages, including Langley Grammar School and Langley Academy.

Council Tax Band: C / EPC Rating: D

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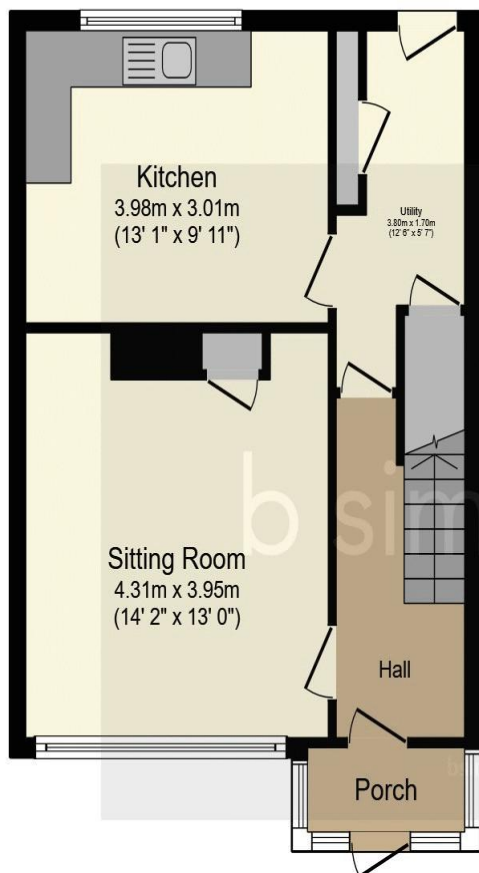
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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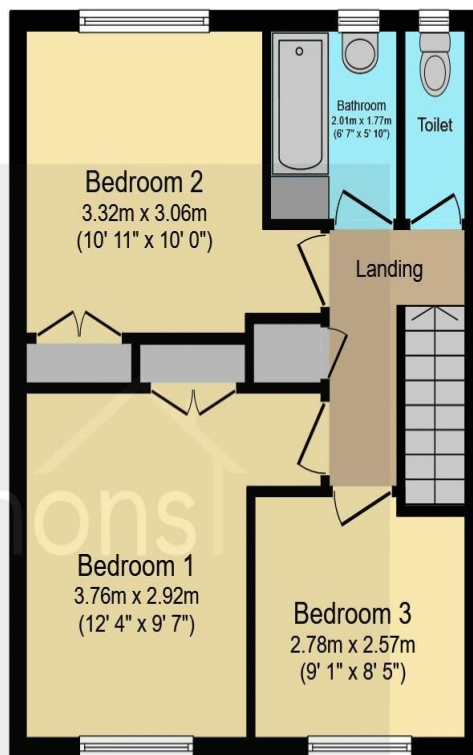


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Ground Floor
Floor area 45.6 m² (490 sq.ft.)



First Floor
Floor area 43.6 m² (469 sq.ft.)

TOTAL: 89.2 m² (960 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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