

Amanda Court, Langley, Berkshire, SL3 7TD

£575,000

Freehold

b simmons

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



Tucked away and offered with no onward chain, B Simmons are delighted to present to the market this detached bungalow with a private rear garden, garage and driveway parking. Often sort but rarely found an internal viewing is highly recommended.

Internally the property is in good decorative order and has accommodation comprising; an entrance hallway with adjoining doors providing access to, a bay fronted living/dining room with French doors out to the rear garden, a modern fitted kitchen with an integrated fridge and freezer, dishwasher and washing machine. The bathroom has been fitted with a matching white three piece suite comprising; a wash hand basin, panelled bath with shower screen, mixer tap shower attachment over and a low level W.C. The two well proportioned bedrooms over look the rear garden which is private and extends to the side, predominantly laid to lawn with tree and shrub borders and a patio area for outside dining. To the front the garden is laid to gravel with a drive way providing off street parking leading to a garage with power and lighting.

Amanda Court is a popular residential road located along the Langley Road. This home is just 1 mile to Langley railway and Elizabeth line station along with Langley high street and local shops and amenities. Langley grammar school is just 0.7 miles away but the property falls within the catchment for many popular primary, secondary and grammar schools. Easy vehicular access to M4, M25 and M40.

Council Tax Band: D / EPC Rating: E

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

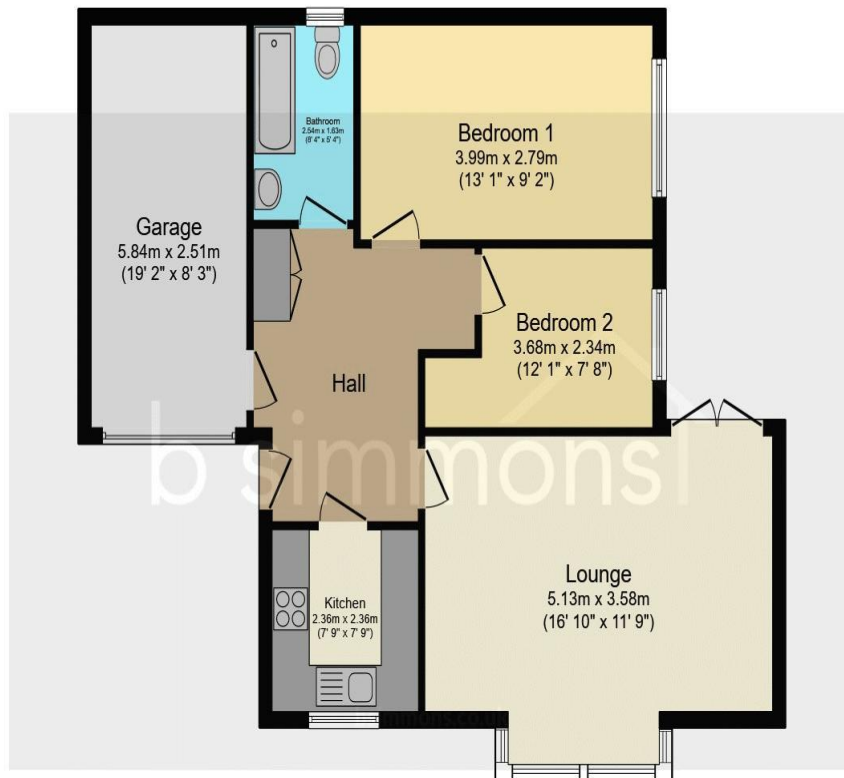


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## Floor Plan

Floor area 78.6 sq.m. (846 sq.ft.)

TOTAL: 78.6 sq.m. (846 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.