

Ryvers Road, Langley, Berkshire, SL3 8RZ

£460,000

Freehold

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B Simmons are delighted to present to the market this well maintained and spacious three bedroomed family home. Ideally located within a popular residential area near to Trelawney Avenue the property is just a short walk from Langley railway and Elizabeth line station and is offered with no onward chain.

This home has undergone refurbishment by it's current owner and has accommodation comprising; an entrance porch extension, a good-sized living room, an open-plan modern fitted kitchen/diner with pantry cupboard and space for utilities, three well proportioned bedrooms on the first floor along with a contemporary white three-piece family bathroom. There is a spacious garden to the rear, predominantly laid to lawn with a patio area for outside dining, whilst there is ample on-street parking available to the front and parking bays on a first come first served basis. This property boasts fantastic potential and these properties are particularly sought-after due to their flexibility to extend (STPP). There is space to the front of the property to add a driveway, which several neighbouring properties have already completed. There is also space to the rear for a single-story rear extension, whilst the loft can also be utilised to create more bedrooms. Many alike properties have also added a downstairs W/C in the large pantry cupboard in the current kitchen. All extensions are subject to obtaining relevant planning permissions.

Ryvers Road is a popular residential road, ideally located within a short walking distance to both Langley Railway and Elizabeth Line station, Langley High Street with all of the amenities and services the area has to offer. There are many popular local secondary schools such as Langley Grammar, Upton Court Grammar, and Langley Academy, whilst high-achieving primary schools such as Ryvers School and Langley Marish within a short walking distance.

Council Tax Band: C / 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 floor area: 82.1 sq.m. (884 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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T: 01753 545555 E: langley@bsimmons.co.uk

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