

Burroway Road, Langley, Berkshire, SL3 8EH

£895,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Located on a popular residential road in the heart of Langley village, B Simmons are delighted to bring to the market this extended detached family home, offering luxurious, contemporary living. The property also benefits from being offered with no onward chain.

As you enter through the front door you walk into a wide entrance hallway, a staircase with a glass balustrade leads to the first floor and the ground floor benefits from underfloor heating throughout. There is a large living room, a downstairs W.C, a study/office which can also be used as a fifth bedroom and overlooking the rear garden is an open plan kitchen/dining/family room with bi-folding doors. The kitchen is bespoke and has been fitted with a range of stylish wall and base units, quartz worksurfaces, integrated appliances and a central island feature. A door leading from the kitchen provides access to a utility room. On the first floor landing a skylight provides natural light and adjoining doors lead to four double bedrooms, the master having an en-suite four piece luxury bathroom and a walk-in wardrobe, and the second bedroom an en-suite shower room. A separate contemporary family bathroom completes this beautiful home which has been finished to a high standard. Outside there is a beautifully landscaped private and enclosed rear garden, which offers a decked terrace for entertaining and predominantly laid to lawn. Furthermore, the property boasts a large block paved driveway to the front, along with access to a side 24'1 storage unit built by the current owners.

Burroway Road is a popular residential road located just 0.7 miles from Langley railway and Elizabeth line station, whilst Langley grammar school is just 1 mile away, making the property ideal for those large and growing families that require easy access to commuting links and popular local schools. The property falls within catchment for many local primary, secondary and grammar schools, with Langley Heritage Primary just yards away. There is easy access to Heathrow, M4, M25 and M40. Council Tax Band: D / EPC Rating: C

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

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Ground Floor

Floor area 118.8 sq.m. (1,279 sq.ft.)

First Floor

Floor area 83.8 sq.m. (902 sq.ft.)

Total floor area: 202.6 sq.m. (2,181 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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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.