

Humber Way, Langley, Berkshire, SL3 8SS

£400,000

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 in need of some refurbishment. The property boasts three bedrooms and is well located within walking distance of local shops, schools and amenities. As you walk in through the front door to the entrance hall there are stairs leading to the first floor and a sliding door through to a 14'1 living room. There is an inner hallway to the rear with a door providing access to the garden with a built in storage cupboard and a modern fitted kitchen/diner which overlooks the rear garden. On the first floor there are three well proportioned bedrooms, two doubles both having built in wardrobes and a third single bedroom. There is a separate family bathroom fitted with a white three piece suite and a mains power shower over the bath. Outside there is a private rear garden laid to natural state with a detached garage and double gate vehicular access to the rear leading to driveway parking for two cars accessible from a service road behind the property. Further benefits of this property include double glazing, gas central heating with a new Worcester Greenstar boiler installed by the current owner. The property is situated within approximately 1.1 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: C

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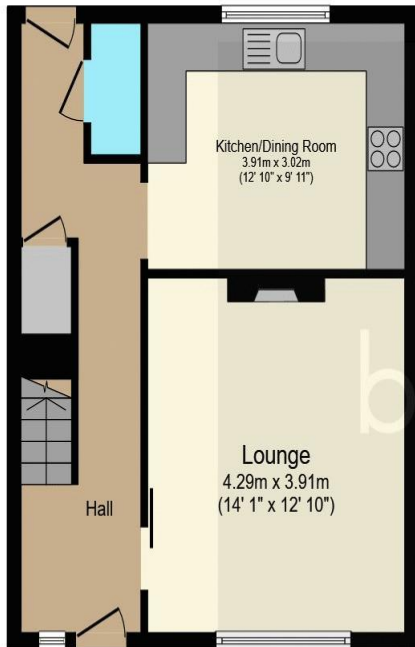
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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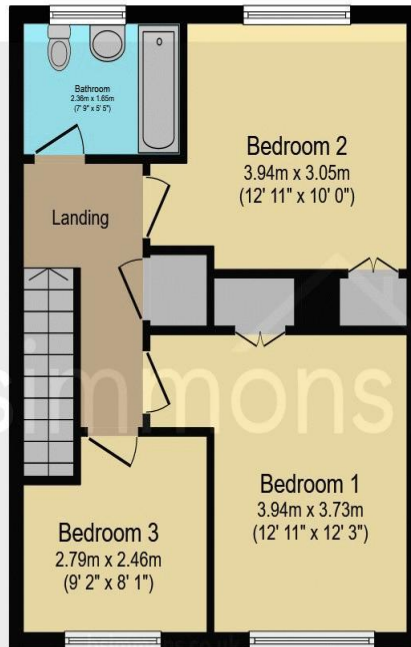


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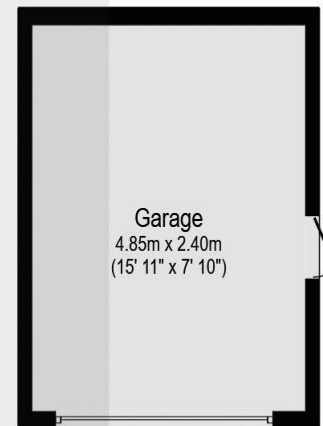
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Ground Floor
Floor area 45.5 sq.m. (490 sq.ft.)



First Floor
Floor area 45.5 sq.m. (490 sq.ft.)



Garage
Floor area 20.6 sq.m. (222 sq.ft.)

Total floor area: 111.7 sq.m. (1,202 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.