

Station Road, Langley, Slough, Berkshire, SL3 8BT

£500,000

Freehold

b simmons

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



B Simmons are delighted to offer to the market this semi detached family home in need of modernisation throughout. The property is offered with no onward chain and has huge scope for extension subject to the relevant planning permissions.

The property currently has accommodation comprising; an entrance lobby with built in storage and a door through to an 'L' shaped living/dining room with stairs to the first floor. There are patio doors leading out to the rear garden and a doorway through to the kitchen. On the first floor there are three bedrooms and a family bathroom. Outside there is a private rear garden measuring in excess of approximately 60ft, laid predominantly to lawn with well established shrub borders, patio area for outside entertaining and side access.

To the front there are well established gardens with a driveway providing ample off street parking leading to a detached garage. Located within walking distance of Langley railway station and Elizabeth line, local shops and falls within catchment for most of Langley's popular primary, secondary and grammar schools. Easy vehicular access for Heathrow, M4, M25 and M40.

Council Tax Band: C / EPC Rating: TBC



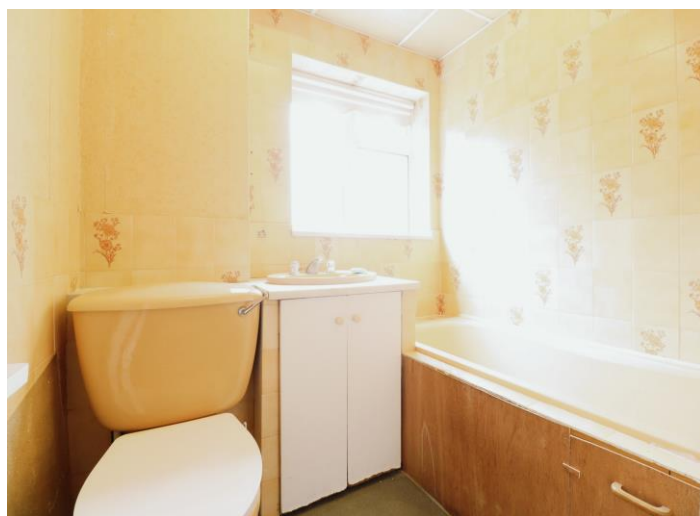
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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

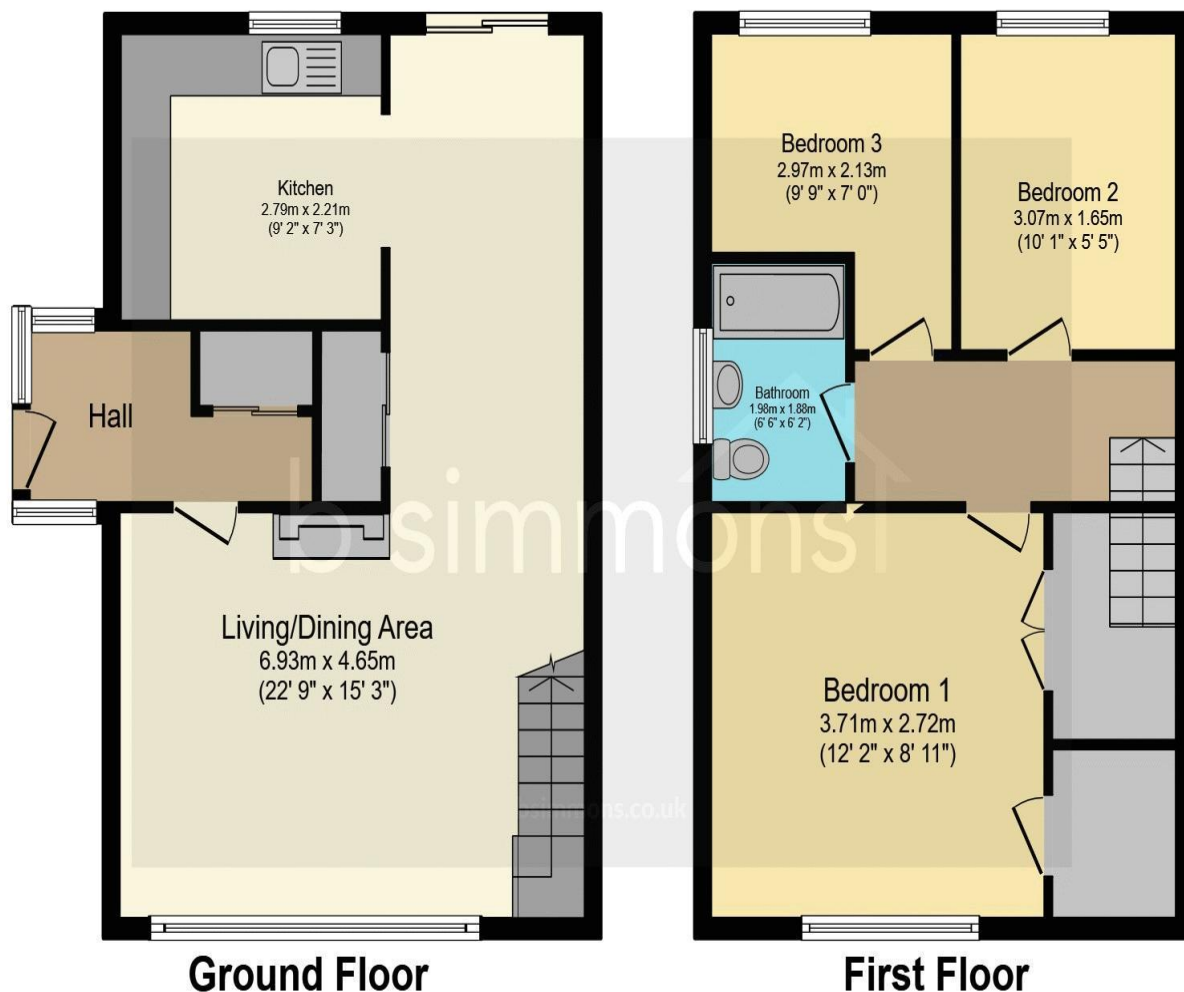


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Total floor area 99.2 sq.m. (1,068 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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.