

High Street, Langley, Berkshire, SL3 8NF

£625,000

Freehold

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



B Simmons are delighted to present to the market this extended end terrace family home, tucked away in a cul-de-sac location and overlooking a small green. Internally, the property offers versatile accommodation, is within walking distance of local schools, shops and good transport links. The current owner has extended the property to make a spacious well laid out family home. As you enter the property, you walk in to an entrance porch and hallway with stairs leading to the first floor. The living room is spacious with a bow window to the front and a conservatory to the rear with patio doors out to the garden. The kitchen is fitted with a range of modern matching wall and base units and some integrated appliances with a double glazed door through to a utility room with space and plumbing for a washing machine. There is a downstairs bedroom with built in wardrobes and a walk-in en-suite wet room. On the first floor there are four bedrooms, three having built in wardrobes, and there is a separate shower room fitted with a double cubicle, wash hand basin and low level W.C with vanity surround. Outside the property boasts a private rear garden, predominantly laid to patio with artificial lawn, a garden storage shed and a greenhouse. To the front of the property there is a small walled garden, laid to paving with shrub borders and a gate giving side access.

The property is within approximately 1.0 mile of Langley railway / Elizabeth line station, local shops and falls within catchment for most of Langley's popular primary, secondary and grammar schools. There is easy vehicular access for Heathrow, the M4, M25 and M40.

Council Tax Band: D / EPC Rating: B

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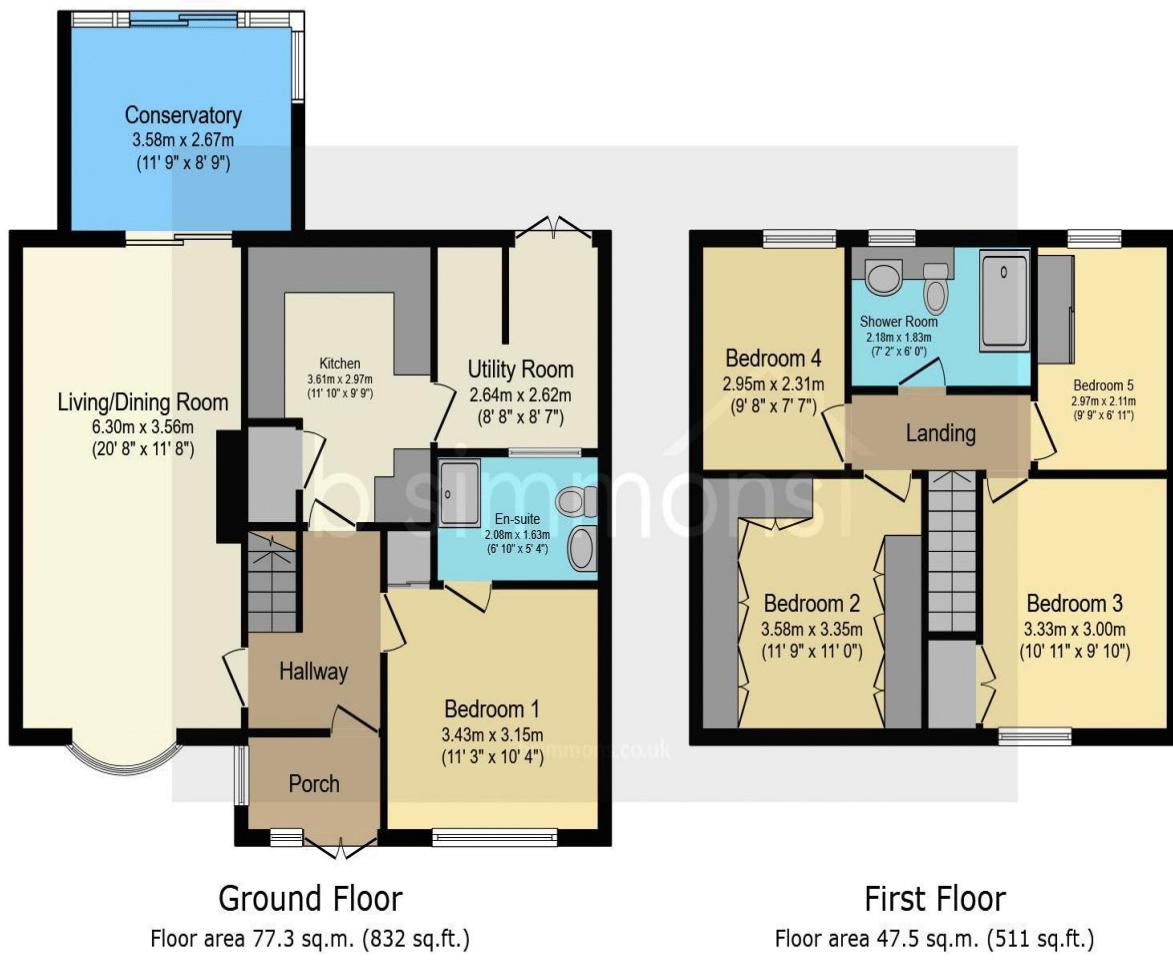


Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area: 124.8 sq.m. (1,343 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.