

Willoughby Road, Langley, Berkshire, SL3 8JG

£535,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Situated within walking distance of Langley High Street, schooling for all ages and Langley's railway / Elizabeth line station, B Simmons are delighted to present to the market this semi detached family home with a private driveway providing off street parking. The current owners, have refurbished the property to a high standard and converted the garage to an additional multi-purpose room. An internal viewing is highly recommended.

As you enter through the front door, you walk into an entrance porchway with a built in double storage cupboard. The property offers open plan contemporary living accommodation on the ground floor comprising, a spacious living room with an open staircase leading to the first floor. There is a modern fitted kitchen/diner with some integrated appliances which overlooks the rear garden. On the first floor there are three bedrooms, the master having built in wardrobes and there is a separate family bathroom fitted with a matching white suite and a mains shower over the bath. Outside, there is a private rear garden predominantly laid to artificial lawn with a patio area for outside dining. At the bottom of the garden the garage has been converted by the current owners and is currently used as an office/work room with a door leading out to a private driveway. To the front of this family home the garden has been laid to cobble style block paving. Located within 0.4 miles and approximately 9 minutes 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.

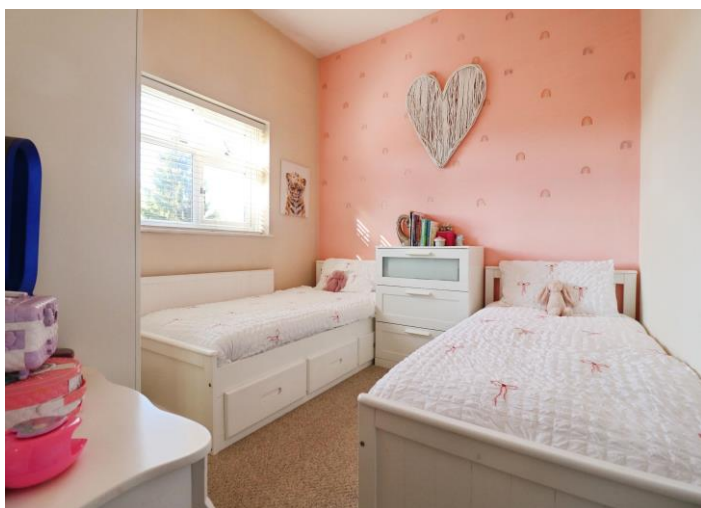
Council Tax Band: D / EPC Rating: D

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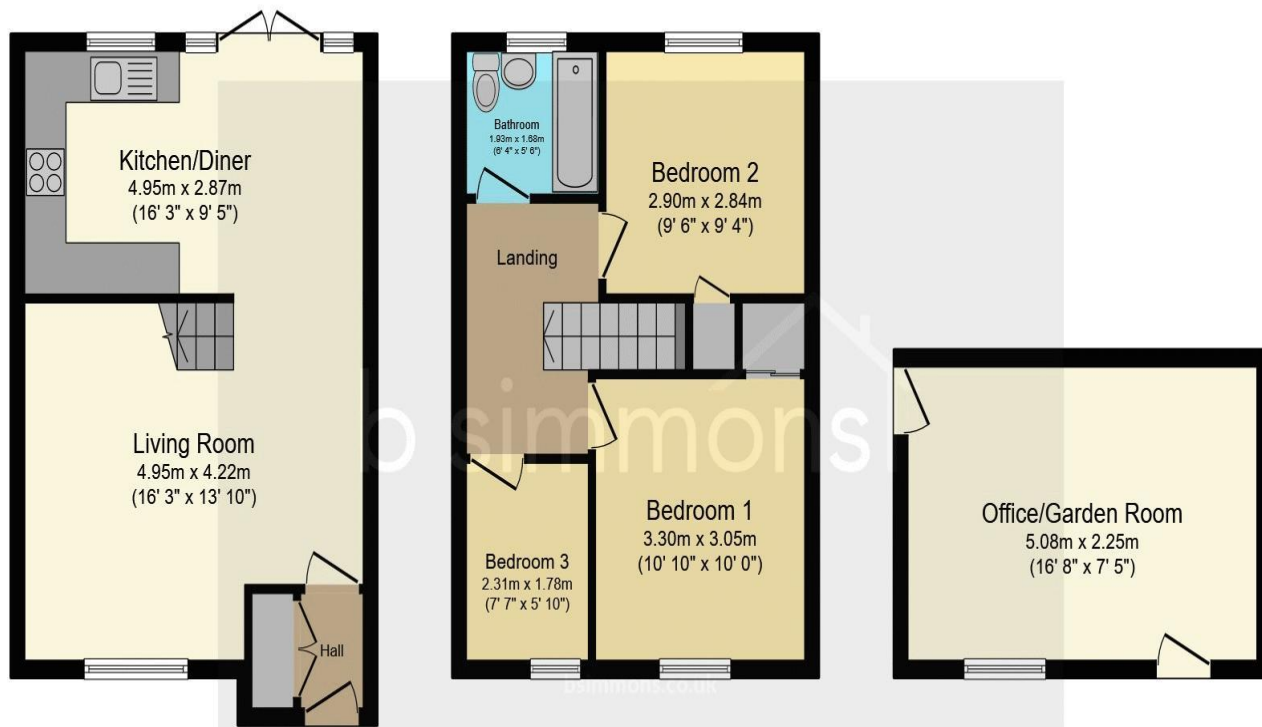
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Ground Floor

Floor area 36.1 sq.m. (388 sq.ft.)

First Floor

Floor area 35.1 sq.m. (378 sq.ft.)

Outbuilding

Floor area 17.5 sq.m. (188 sq.ft.)

Total floor area: 88.7 sq.m. (954 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

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.