

Meadfield Road, Langley, Berkshire, SL3 8JF

£400,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Located in a popular residential area, within walking distance of high street shops, bus routes and Langley railway / Elizabeth line station, B Simmons are delighted to present to the market this character mid terrace house in need of modernisation throughout. The property would be an ideal first time buy or buy to let investment and is offered with no onward chain.

As you enter the property, you walk into an 'L' shaped hallway with stairs leading to the first floor and a built in storage cupboard. There is a front sitting room with a feature fireplace, a separate dining room with a built in storage cupboard, a fitted kitchen and a downstairs bathroom with a separate W.C. On the first floor there are four bedrooms, the master and the third bedroom both having feature fireplaces. Outside there is a large rear garden measuring approximately 100ft, predominantly laid to lawn, with a storage unit, a gate giving side access and a private courtyard. To the front of the property the garden has been converted to a driveway providing off street parking, with a pathway to leading to the front door.

This property is ideally located within 0.8 miles of Langley railway / Elizabeth Line station, with Langley High Street and the Harrow Market also equidistant. Langley boasts a wealth of popular local schools, with three grammar schools all within walking distance from the property. Easy access to the M4, M25 and M40, this property is ideal for commuters by rail or road.

Council Tax Band: D / EPC Rating: C

Meadfield Road, Langley, Berkshire, SL3 8JF



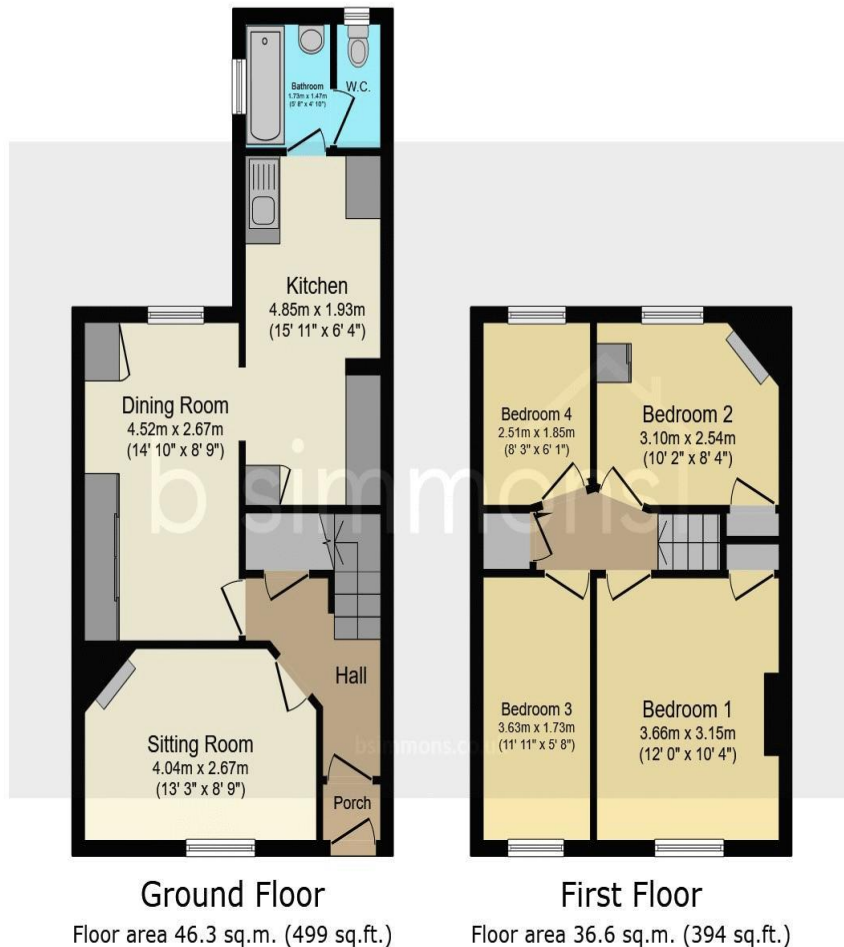
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

Meadfield Road, Langley, Berkshire, SL3 8JF



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

Meadfield Road, Langley, Berkshire, SL3 8JF



Total floor area: 83.0 sq.m. (893 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

No fee mortgage brokerage service

As a member of The Guild of Property Professionals, B. Simmons & Sons have access to L&C Mortgage Services.

- No FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week 9:00am - 8:00pm
- Mon - Thurs, 9:00am - 5:30pm
- Fri - Sat, 10:00am - 4:00pm

Call them now
t:0800 0731945
for your free personalised quote

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. The FSA does not regulate mortgage brokering. The Guild of Property Professionals Mortgage Services is provided by Lender & Country Mortgages Ltd. Boscawen House, 100-102 Broad Street, Birmingham B2 4DB. FSA authorised and regulated for the Financial Services activity only. FSA number: 143002

b simmons **THE GUILD OF PROPERTY PROFESSIONALS** **L&C**

b simmons

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.