

Southwold Spur, Langley, Berkshire, SL3 8XX

Offers in the region of £610,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Tucked away in a cul-de-sac location on the outskirts of Maplin Park, B Simmons are delighted to present to the market this four bedroom detached family home. The property boasts two bathrooms, the addition of a conservatory, a private driveway and garage and is priced to sell. An internal viewing is highly recommended.

Internally, the property is in good decorative order with accommodation comprising of; an entrance porch and hallway with stairs leading to the first floor, a bay fronted living room with an archway through to a separate dining room, a modern fitted kitchen, a utility room, a downstairs W.C and an addition of a 12'8 conservatory overlooking the rear garden. On the first floor, there are four well proportioned bedrooms, the master having an en-suite. There is a separate family bathroom fitted with a white three piece suite comprising, a corner jacuzzi bath, a wash hand basin and low level W.C with vanity unit surround. Outside the property, has a private garden, predominantly laid to lawn with flower and shrub borders, two patio areas and a gate giving side access. To the front of this family home, the garden has been laid to block paving creating off street parking for two cars, leading to an integral garage with power and lighting. Southwold Spur is part of a popular residential development to the north-east of Langley, and ideally located just 1.3 miles to Langley railway and Elizabeth Line station.

Langley High Street can also be found the same distance away, providing lots of local shops, amenities and services. There are many primary, secondary and grammar schools less than 1 mile away providing easy access on foot or by car. Easy access to M4, M25 and M40.

Council Tax Band: F / EPC Rating: C

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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 71.0 sq.m. (764 sq.ft.)

First Floor

Floor area 47.9 sq.m. (516 sq.ft.)

Total floor area: 118.9 sq.m. (1,280 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.