

Mead Avenue, Langley, Berkshire, SL3 8HT

£460,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Located on a popular residential road, and within walking distance of local schools, shops and good transport links, B Simmons are delighted to present to the market this extended semi detached family home. The property benefits from having a South Westerly facing rear garden and a private driveway offering parking for multiple vehicles. An internal viewing is highly recommended.

Upon entering the property, you walk into an entrance hall with stairs leading to the first floor. Adjoining doors follow through to a side passage way currently used for storage, and through to a spacious open plan living and dining room with French doors out to the rear garden. There is a modern fitted kitchen with integrated appliances and a contemporary downstairs shower room which has been updated by the current owners. On the first floor there are three well proportioned bedrooms, the master having an en-suite shower, there is a separate family bathroom fitted with a white three piece suite, and there are steps which lead from the landing to a converted loft room with two 'Velux' windows. Outside there is a private rear garden, predominantly laid to lawn, with a large sheltered patio area for outside entertaining, an outbuilding with power and lighting which could have multiple uses, and to the bottom of the garden a base has been laid to take a cabin. To the front of this family home the garden has been transformed to create private driveway parking for multiple vehicles.

This property is ideally located within approximately 0.2 miles of Langley railway / Elizabeth line station, with Langley High Street and the Harrow Market also equidistant. Langley boasts easy access to M4, M25, M40 and London Heathrow Airport, this property is ideal for commuters by rail or road.

Council Tax Band: C / EPC Rating: D

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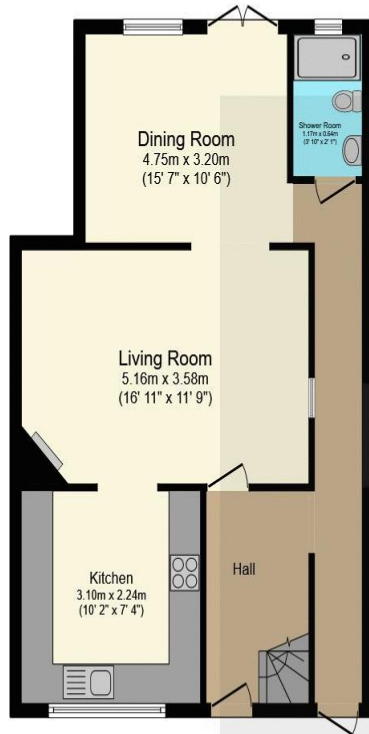
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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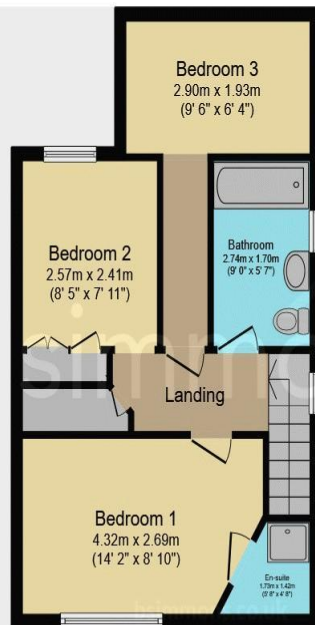


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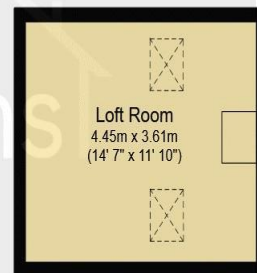
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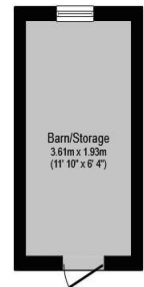
Ground Floor
Floor area 62.3 sq.m. (670 sq.ft.)



First Floor
Floor area 45.3 sq.m. (488 sq.ft.)



Second Floor
Floor area 16.1 sq.m. (174 sq.ft.)



Outbuilding
Floor area 7.3 sq.m. (78 sq.ft.)

Total floor area: 131.0 sq.m. (1,410 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.