

Oak View Gardens, Langley, Berkshire, SL3 8PL

£950,000

Freehold

b simmons

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



Built in 2007 and forming part of this private gated development of just five properties, B Simmons are delighted to present to the market this detached family offering spacious and well presented accommodation. The current owner is selling the property with NO ONWARD CHAIN. Tucked away in this private cul-de-sac development, this detached family home is set over three floors. As you enter through the front door, you immediately walk into an inviting hallway with stairs leading to the first floor with built in understairs storage. Adjoining doors follow through to; a downstairs W.C, a living room with a feature fireplace, a separate bay fronted dual aspect dining room and a modern fitted kitchen/breakfast room measuring approximately 31', with integrated appliances and French doors leading out to the rear garden. On the first floor, there are three double bedrooms, all having built in wardrobes and the master having an en-suite. There is a fourth single bedroom and a separate family bathroom having a four piece suite. On the top floor of this home there is a large double bedroom with built in wardrobes and another en-suite. Outside to the rear of the property, there is a private rear garden, predominantly laid to lawn with mature shrub borders, a patio area for outside entertaining and a gate giving side access. At the front of the property, there is a block paved driveway providing ample parking as well as a single garage with an additional parking space to the front.

Oak View Gardens is one of Langley's most premium cul-de-sacs, located within the Castleview area, just a short walking distance to Langley's most sought-after primary, secondary and grammar schools. Upton Court and Kedermister Parks are just a stones-throw away. Langley railway & Elizabeth line station is approximately just 1.0 mile away and there is easy vehicular access to the A4, M4, M25, M40 and Heathrow airport.

Council Tax Band: G / EPC Rating: C



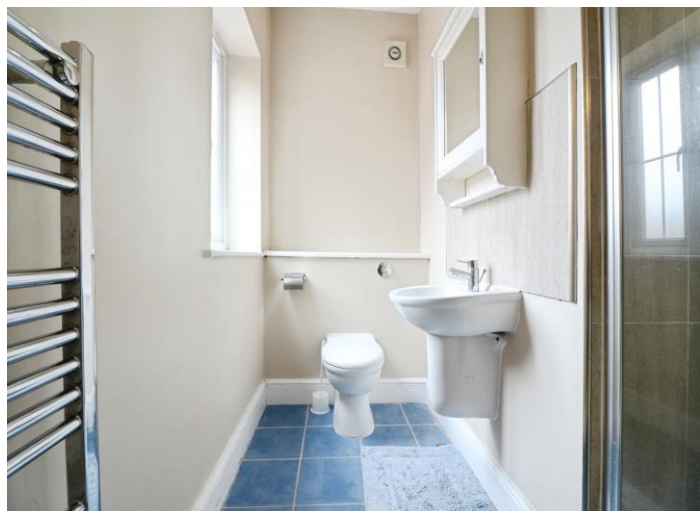
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Please contact the office to arrange a **FREE** property valuation on **01753 545555**



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Total floor area: 217.3 sq.m. (2,339 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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T: 01753 545555 E: [langley@bsimmons.co.uk](mailto: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.