

Willoughby Road, Langley, Berkshire, SL3 8JH

£515,000

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 extended mid terrace family home. The property offers huge scope for further extension subject to planning and is prime for putting your own stamp on it. NO ONWARD CHAIN.

As you enter the property through the front door you walk into a tiled entrance hallway and doors leading through to; a bay fronted living room with a feature fireplace, an open plan dining/family room and a large fitted kitchen overlooking the rear garden. On the first floor there are three double bedrooms and a family bathroom fitted with a four piece suite. Stairs lead from the first floor to a loft conversion currently being used as a fourth bedroom. Outside the rear garden is predominantly laid to lawn with a patio area for outside dining/entertaining, with a pathway leading to an outhouse and double garage which can be accessed via a service road to the rear of the property. To the front there is a small garden laid to lawn with a variety of shrubs and a pathway leading to the front door.

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: E / EPC Rating: E

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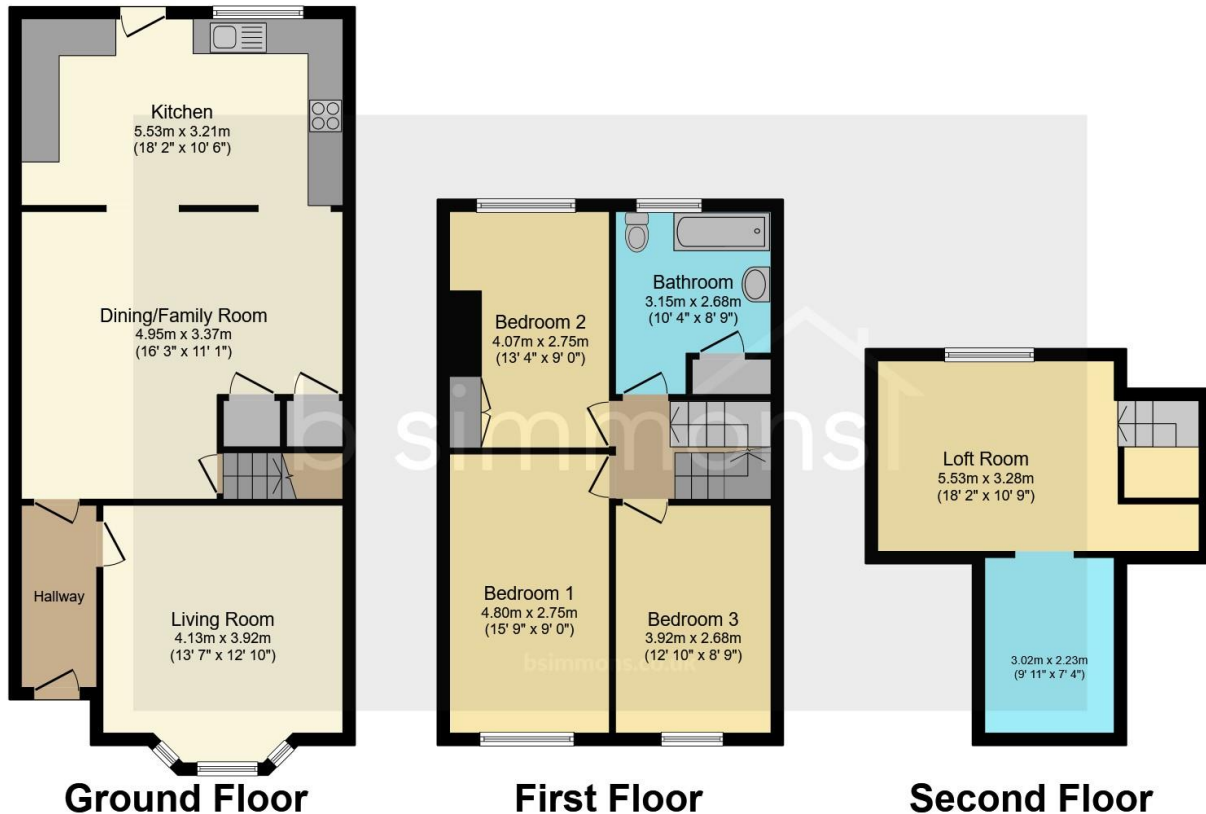
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area 141.5 m² (1,523 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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.