





Property Description

A well presented energy efficient purpose built extended three bedroom family home located in a popular residential area of Langley. Situated within a few minutes walk to Langley Grammar School, is within catchments of several Primary Schools, within walking distance to the High Street and Elizabeth Line Train Station and has easy access to the M4 junction.

Local surrounding areas including the famous Windsor Castle, Eton, Black Park, Langley Park, Pinewood Studios and a short commute to Heathrow airport for a quick getaway.

This property comprises of a 21ft lounge/diner, Oak flooring, separate fitted kitchen, well proportioned bedrooms, alley way for access to the South Facing Private Rear Garden and own outright solar panels. Viewing is a must!

Ground Floor:-

Entrance Hall

Two side aspect windows, integrated floor mat, radiator, stairs to first floor, door to:

Lounge Diner

21' 9" x 14' 11" (6.63m x 4.55m)

Front aspect window, double doors to rear garden, three radiators, Oak skirting boards and flooring, under stairs cupboard, door to:

Kitchen

14' 2" x 8' 6" (4.32m x 2.59m)

Rear and side aspect windows, range of wall and base units with rolled Sandstone work surfaces, single bowl sink unit with mixer tap & integrated drainer and cupboard under housing water softener system, filtered drinking water tap, integrated four ring electric hob, cooker hood, integrated oven, plumbing for washing machine and dishwasher, space for fridge/ freezer, wall mounted boiler housed in cupboard, imported Italian brick for brick effect wall design, door to rear garden

First Floor Landing

Access to fully boarded loft, doors to:

Bedroom One

14' 4" max x 9' 9" max (4.37m max x 2.97m max)

Front aspect window, radiator

Bedroom Two

9' 9" x 8' 6" to door recess (2.97m x 2.59m to door recess)

Rear aspect window, radiator

Bedroom Three

10' 1" x 7' 6" (3.07m x 2.29m)

Front aspect window, radiator

Bathroom

Rear aspect window, deep bath with mixer tap and wall mounted shower, freestanding wash hand basin with tiled floating vanity area, WC, radiator

Outside:-

To The Front

Laid to artificial lawn with Lavender Centre piece, alley way leading to rear garden

South Facing Rear Garden

Patio area, raised decking, storage area to the rear, lighting, outdoor tap, gate to access alleyway leading to the front





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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