





Property Description

An opportunity to purchase this well presented and modernised semi-detached family home located in a popular residential area of Langley. Situated very close to local shops & High Street with Langley Leisure Centre within a few minutes walk and is within catchments of local Primary and Grammar Schools.

Transport links include walking distance to the Elizabeth Line Train Station, regular service for the nearby bus stops, easy access to the M4 junction leading to the M25 and approximately 15 minute drive to Heathrow airport.

This refurbished property benefits from 15 ft lounge, ground floor shower room, 15 ft refitted kitchen, refitted family bathroom, private rear garden, garage and driveway providing off street parking. Has large potential to extend - STPP and offers no chain.

Ground Floor:-

Door to:

Entrance Porch

Engineered wood flooring, leads to stairs to first floor, door to shower room, leads to:

Lounge

15' 6" max x 12' 5" max (4.72m max x 3.78m max)

Front aspect window, radiator, under stairs storage, fire place, engineered wood flooring, leads to:

Refitted Kitchen

15' 9" x 6' 6" (4.80m x 1.98m)

Rear aspect window, wall and base units, sink with mixer tap and cupboard under, four ring integrated electric hob with oven under, integrated fridge/freezer, plumbing for washing machine, door to private rear garden

Shower Room

Front aspect window, shower cubicle with wall mounted shower, wash hand basin with vanity unit, WC, heated towel rail, extractor fan

First Floor Landing

Side aspect window, engineered wood flooring, loft access with ladder, fully boarded loft with wall mounted boiler, doors to:

Bedroom One

14' 8" x 9' 6" max (4.47m x 2.90m max)

Front aspect window, radiator, engineered wood flooring

Bedroom Two

8' 9" excluding door recess x 8' 2" (2.67m excluding door recess x 2.49m)

Rear aspect window, radiator, engineered wood flooring

Bedroom Three

9' 1" max x 6' 10" max (2.77m max x 2.08m max)

Front aspect window, radiator, storage cupboard, engineered wood flooring

Refitted Bathroom

Rear aspect window, bath with mixer tap and wall mounted shower, wash hand basin with vanity unit, WC, heated towel rail, extractor fan, laminate floor

Outside:-

To The Front

Driveway for several cars, gate to access rear garden

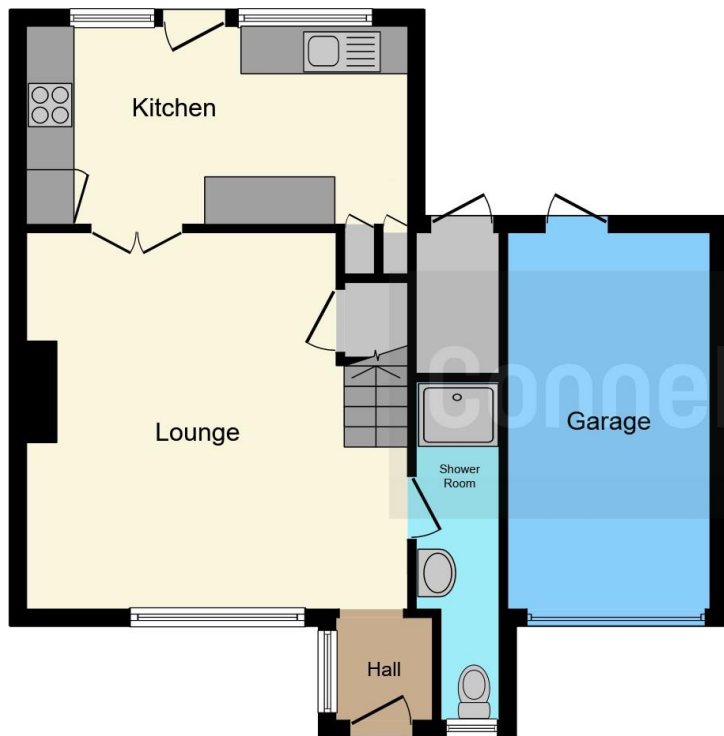
Garage

Up and over door with power and lighting

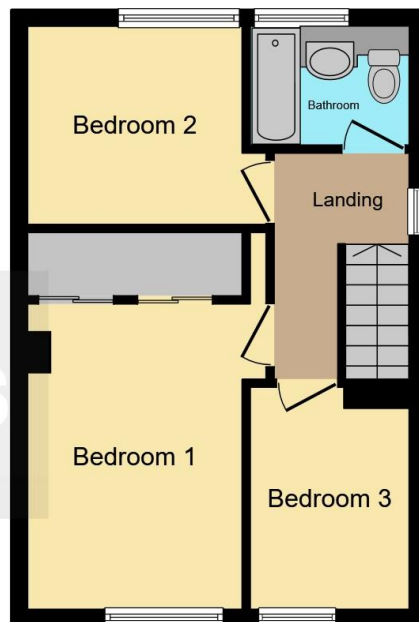
Private Rear Garden

Patio area, part covered patio area, rest laid to lawn, door to garage, gate to access front





Ground Floor



First Floor

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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Tenure: Freehold



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