





Property Description

A fantastic opportunity to purchase this well presented three-bedroom end terrace family home located in a popular residential area of Langley. Situated in this modern development, it is within catchments of Castleview Primary and the local Grammar Schools. It benefits from 17 ft lounge, kitchen diner, cloakroom, outbuilding used as a spa area with bi-fold doors and two allocated parking spaces.

Ground Floor:-

Door to:

Entrance Hall

Stairs to first floor, radiator, door to:

Lounge

17' 6" max x 11' 1" max (5.33m max x 3.38m max). Front aspect window, radiator, false ceiling with under lighting and built in speakers, door to:

Kitchen Diner

14' 5" max x 12' 4" max (4.39m max x 3.76m max). Rear aspect window, range of wall and base units, four ring integrated gas hob with oven under, cooker hood, one and a half bowl sink drainer unit with mixer tap and cupboard under, plumbing for washing machine and dish washer, space for fridge freezer, radiator, tiled floor, doors to private rear garden, large under stairs cupboard, door to:

Cloakroom

Wash hand basin, WC, radiator, extractor fan

First Floor Landing

Access to loft with built in ladder, airing cupboard, doors to:

Bedroom One

14' 6" max x 9' 9" (4.42m max x 2.97m). Two front aspect windows, radiator, built in cupboard.

Bedroom Two

14' 11" max x 8' 2" max (4.55m max x 2.49m max). Rear aspect window, radiator

Bedroom Three

18' 5" x 7' 1" max (5.61m x 2.16m max). Rear aspect window, radiator

Bathroom

Bath with mixer tap, wall mounted shower, wash hand basin with vanity unit, WC, heated towel rail, shaver point, extractor fan

Outside:-

To The Front

Two allocated parking spaces, alley way leading to gate for rear garden access

Private Rear Garden

Mainly laid to tiles, leads to outbuilding

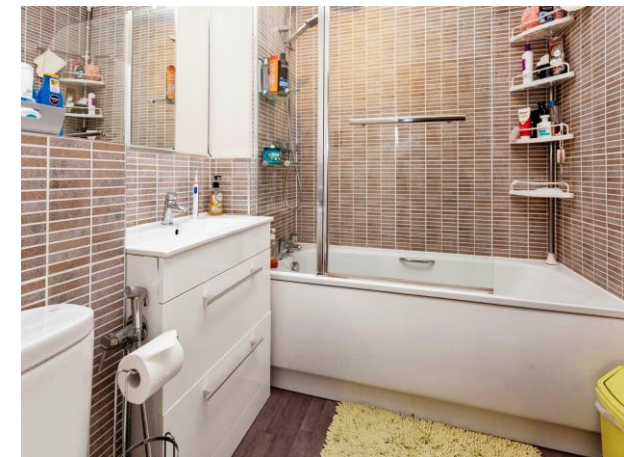
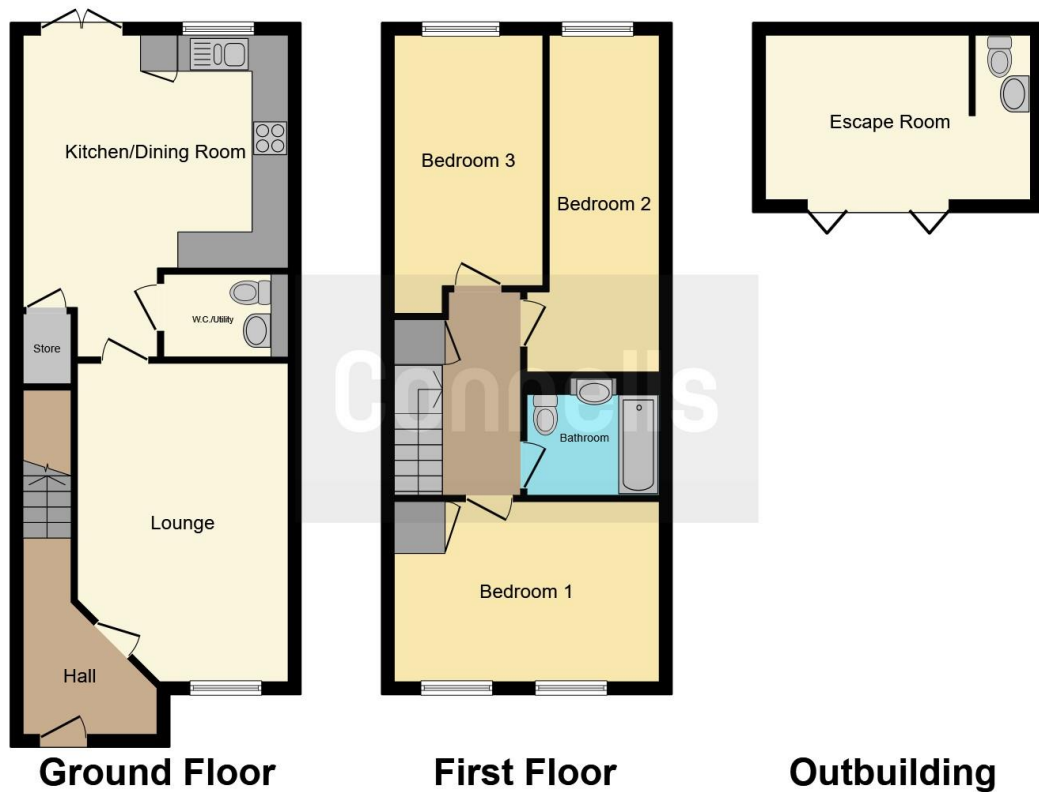
Outbuilding

14' x 9' (4.27m x 2.74m). Used as a spa area, wall mounted wet room shower, WC, wash hand basin, under floor heating, large skylight, radiator, bi-fold doors to the front

Agents Note

"The property is currently under shared ownership with 70% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with Housing Solutions Housing Association, who would need to be contacted to ensure any criteria are met by the interested party".





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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