







### Property Description

This three-bedroom mid-terrace house located in a popular residential area of Langley is now offered for sale. Situated close to local amenities, easy access to Langley's Elizabeth Line train station & M4 junction and is within catchments of local Primary & Grammar Schools. It benefits from lounge, 12'10 fitted kitchen, ground floor cloakroom, conservatory, family bathroom, private garden, large garage, and parking to the rear.

### Ground Floor:-

#### Entrance Porch

Front & side aspect windows, leads to:

#### Entrance Hall

Under stairs cupboard, stairs to first floor, radiator

#### Cloakroom

Rear aspect window, WC, wash hand basin, extractor fan

#### Lounge

14' 1" max x 12' 11" max (4.29m max x 3.94m max). Front aspect window, gas fire place with back boiler, radiator

#### Kitchen

12' 10" x 9' 11" (3.91m x 3.02m)  
Rear aspect patio-style sliding door, wall & base units, four ring integrated Induction hob, cooker hood, integrated oven & microwave, one & a half bowl sink drainer unit with mixer tap & cupboard under, plumbing for washing machine & dishwasher, radiator

#### Conservatory

16' 5" x 8' 7" (5.00m x 2.62m)  
Leads to garden area

#### First Floor Landing

Airing cupboard, loft access

#### Bedroom One

12' 3" to wardrobe x 9' 6" excluding door recess (3.73m to wardrobe x 2.90m excluding door recess). Front aspect window, radiator, built in cupboard

### **Bedroom Two**

10' 10" excluding door recess x 9' 10" (3.30m excluding door recess x 3.00m). Rear aspect window, radiator, built in cupboard

### **Bedroom Three**

9' 2" max x 8' 2" max (2.79m max x 2.49m max). Front aspect windows, radiator

### **Bathroom**

Rear aspect window, walk in shower with wall mounted shower & rainfall shower head, wash hand basin with vanity unit, WC, heated towel rail, extractor fan

### **Outside:-**

#### **To The Front**

Mainly laid to patio with shingled area

#### **Private Rear Garden**

Laid to patio, door to garage, gate to rear private driveway

### **Garage**

16' max x 14' 3" max (4.88m max x 4.34m max). Rear aspect window, up & over door







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**EPC Rating: D**

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Tenure: Freehold



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