



10 Wylands Road, Langley, SL3 8JT

£335,000



HORLER
DATCHET

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Offered to the market is this first floor, two DOUBLE bedroom maisonette that boasts having a private rear garden, off road parking, garage and a 24ft loft that has been partially converted. The property is ideally situated close to great schools for all ages and transport links and comprises of a lounge through dining room, modern kitchen and family bathroom.



Front of property:

Located at the side of the property with paved path and access to the rear garden and door into:

Entrance porch:

Through an UPVC front door into an entrance porch with storage cupboard, further door into small hall with stairs rising to first floor.

Stairs to first floor landing:

A spacious landing with a window over the front aspect, two storage cupboards, wood flooring, radiator, doors into:

Living through dining room:

A well proportioned lounge through dining room with a window over the side aspect, wood flooring, radiators, TV, telephone and power points. Opening into:

Kitchen:

Fitted with a range of eye and base level white gloss units with a complimentary work surface, inset sink with drainer, integral oven and four ring hob with extractor fan above, space for freestanding appliances including fridge/ freezer, washing machine and slim line dishwasher, tile splash backs, wood flooring and a window over the side aspect.

Bedroom one:

A great size double bedroom with a window over the side aspect, fitted range of wardrobes with sliding doors, hanging and shelving space, radiator, TV and power points.

Bedroom two:

A small double bedroom with a window over the side aspect, space for freestanding furniture, radiator, power points and loft access.

Family bathroom:

A three piece white bathroom suite comprising of a panel enclosed bath with shower above, vanity wash hand basin with cupboard below, low level W.C, frosted window over the side aspect, tile flooring and tiled walls.

Loft:

A 24ft long loft that has been partially converted currently being used for storage and office space with power points and lighting.

Rear garden:

A wide garden at the back of the property being mainly laid to lawn with a range of shrubs, being cast iron gated and brick wall enclosed, external UPVC door into:

Garage:

A single garage with an up and over front door and a further external door to the side leading into the garden, power and lighting.

General information:

Tenure: Leasehold

Lease: 90 years remaining

Lease term: 99 years from 24/06/2015

Ground rent: £150pa

Service charge: N/A

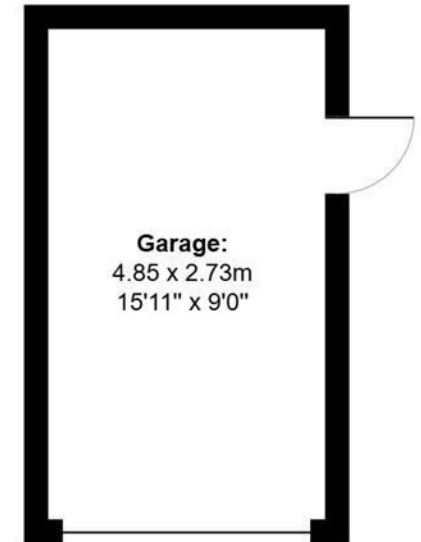
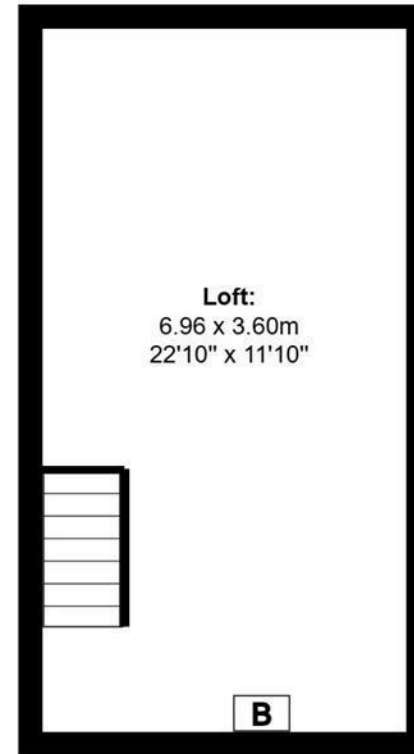
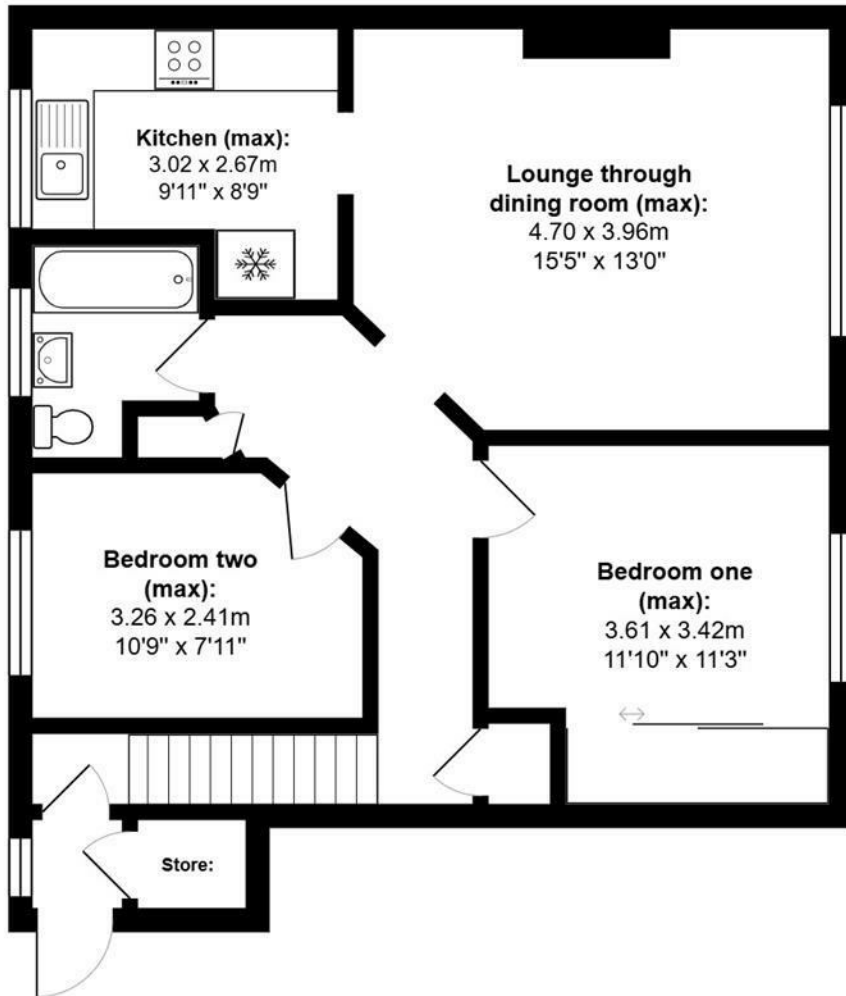
Council tax: Band B - £1701pa

Legal note:

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.







Total Area: 100.8 m² ... 1085 ft²
All measurements are approximate and for display purposes only.