

Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) **A** В 82 (81-91) (69-80)55 (55-68)巨 (39-54)F (21-38)Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC











24 Meadfield Avenue, Langley, SL3 8HP

Guide Price £615,000

- Extended Semi-Detached Property
- 3-Bedrooms
- 2 Bathrooms
- Walking Distance To Langley Mainline Station (Elizabeth Line)
- Walking Distance To Ofsted-Rated Schools
- Driveway Parking
- Bonus Loft Room
- Good-Sized Private Rear Garden

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The Flatman Partnership are delighted to offer to the market this extended 3-bedroom semi-detached property presented in excellent condition. This property is ideally situated on a quiet culde-sac in the heart of Langley, making it a perfect choice for families.

Within walking distance of several Ofsted-rated schools, local amenities, and Langley Mainline Station (Elizabeth Line), easy access to Heathrow Airport as well as the M4 & M25 motorway

Accommodation on the ground floor comprises a large porch, a 25ft living and dining room, a study room, a well-appointed kitchen with a range of units and integrated appliances, a utility area, and a three-piece shower room. Upstairs, you will find two double bedrooms, a generously sized third bedroom, a family bathroom, and a bonus loft room, perfect for a work-from-home space.

The property further benefits from gas central heating, double-glazing, underfloor heating throughout the ground floor, driveway parking for two vehicles, and a private rear garden, mainly laid to lawn, with a brick-built storage unit and a decking area.









Council Tax Band: D



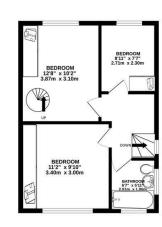




OUTBUILDING 115 sq.ft. (10.7 sq.m.) approx.

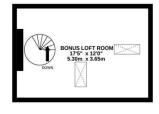


GROUND FLOOR 576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR 416 sq.ft. (38.7 sq.m.) approx.

2ND FLOOR 204 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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