



SIMMONS & SON



Meyers Close, Langley, SL3 7DS

Offers In Excess Of £575,000 Freehold

Simmons & Son are proud to present to the market this chic townhouse that exudes modern elegance and comfort. This immaculate property, built in 2014, boasts a spacious 1,141 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a bright and airy reception room, ideal for relaxing after a long day or hosting guests. The property features three generously sized bedrooms, all doubles, offering ample space for rest and relaxation. The master bedroom comes with the added luxury of an en-suite shower room, providing a private sanctuary within your own home.

With three bathrooms in total, there will be no more morning queues or bathroom battles in this exclusive property. The house also offers private parking spaces for two vehicles, ensuring convenience for you and your guests.

Situated close to St Bernard's Preparatory & Grammar Schools & Upton Court Grammar School, this home is perfect for families looking for a property that combines style with practicality. The location offers easy access to local amenities, schools, and transport links including the Elizabeth Line into Central London, making it a desirable choice for those seeking a well-connected lifestyle.

In impeccable condition, this townhouse is ready for you to move in and make it your own. Don't miss the opportunity to make Meyers Close your new home - a place where modern living meets comfort and convenience.



Meyers Close, Langley, Berkshire, SL3 7DS



Total area: approx. 105.3 sq. metres (1133.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.
Plan produced using PlanUp.

- Immaculate Three Double Bedroomed Townhouse
- Private Parking for Two Vehicles
- Master Bedroom with En-Suite
- Exclusive & Sought After Development with Outdoor Leisure Facilities
- High Specification Kitchen with Integrated Appliances
- Private Rear Pedestrian Access
- Dual Heating System
- Council Tax Band: D - £2182.28 per annum
- Annual Service Charge: £276.56 6 monthly
- EPC: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	90

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.