





### Property Description

A three bedroom end-terrace family home located in a popular residential area of Langley is now offered for sale. Situated towards Colnbrook, has easy access to the M4 Junction and Heathrow Airport, close to regular bus routes, within two miles of Langley's Elizabeth Line train station and is within catchments of local Primary & Grammar Schools.

It benefits from 19 ft lounge, separate kitchen, gas central heating, family bathroom, private rear garden with brick built outbuilding, garage in a separate block & offers no chain.

### Entrance Hall

Radiator, laminate floor, stairs to first floor

### Lounge

Front aspect window, radiator, laminate floor, understair cupboard

### Kitchen

Rear aspect windows, range of wall & base units, one and a half bowl sink drainer, four ring integrated electric hob with oven under, cookerhood, plumbing for washing machine, space for fridge freezer, radiator, door to conservatory

### Conservatory

Doors to rear garden, laminate floor, radiator

### First Floor

### Landing

Access to loft, store cupboard housing wall mounted boiler

### Bedroom One

Front aspect window, radiator, built-in cupboard

### Bedroom Two

Rear aspect window, radiator

### Bedroom Three

Rear aspect window, radiator

## Bathroom

Side aspect window, bath with mixer tap, shower attachment & wall mounted shower, wash hand basin with vanity unit, WC, fully tiled

## Outside

### To The Front

Mainly laid to lawn

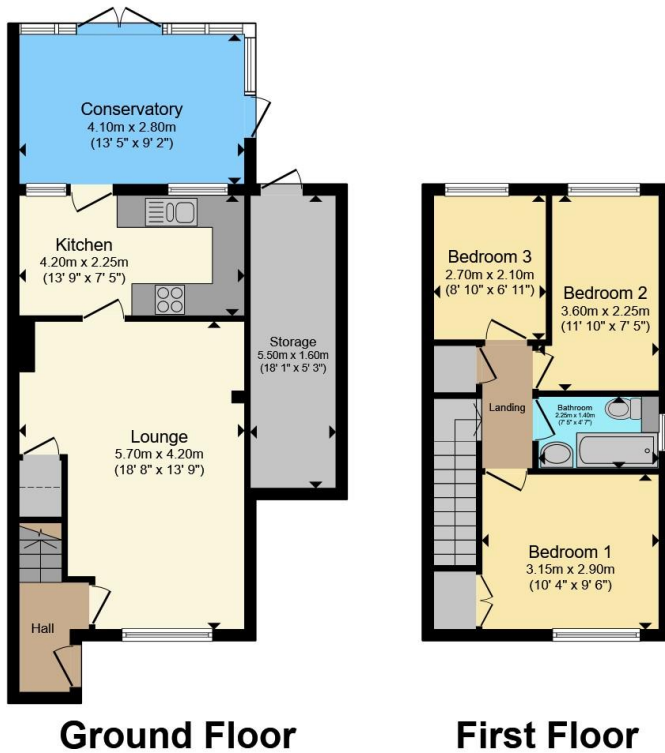
### Rear Garden

Mainly laid to patio, gate for side access, brick storage with power & lighting

## Garage

Garage en bloc with up & over door





Total floor area 91.1 m<sup>2</sup> (980 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: E Council Tax Band: C

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Tenure: Freehold



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Property Ref: SGH311554 - 0002