

Willoughby Road, Langley, Berkshire, SL3 8JH

£669,995

Freehold

b simmons

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Situated within walking distance of Langley High Street, schooling for all ages and Langley's railway / Elizabeth line station, B Simmons are delighted to present to the market this extended semi detached family home which has undergone refurbishment by its current owners. The property is outwardly deceiving and offers more than meets the eye.

As you enter the property through the front door you walk into a spacious entrance hallway with stairs leading to the first floor and doors leading through to; a bay fronted living room with a feature fireplace, a sitting room, a separate dining room leading through to a fourth reception room currently used as a Grow room. The modern fitted kitchen has been updated by the current owners within the last three/four years and has a door leading out to the garden. There is also a contemporary downstairs shower room. Just off the kitchen is a utility room, which offers space and plumbing for a washing machine. It is fitted with work surfaces and storage units, and also provides direct access to the garage via a separate door. On the first floor there are three double bedrooms, a separate shower room and separate W.C. On the second floor, there is a spacious fourth bedroom with a feature fireplace. Outside, there is a large rear garden which is predominantly laid to lawn with a patio area for outside dining/entertaining, with a pathway leading to a garden storage shed and well established borders. To the front, the garden has been block paved to provide additional off-street parking, with a driveway leading to a garage equipped with power and lighting.

Located within 0.4 miles and approximately 9 minutes walking distance of Langley railway / Elizabeth line station, local shops and falls within catchment for most of Langley's popular primary, secondary and grammar schools. Easy vehicular access for Heathrow, M4, M25 and M40.

Council Tax Band: E / EPC Rating: TBC

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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area: 188.6 sq.m. (2,030 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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T: 01753 545555 E: langley@bsimmons.co.uk

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.