Trelawney Avenue, Langley, Berkshire, SL3 8RQ

£445,000
Freehold

b simmons
T: 01753 545 555 bsimmons.co.uk



B Simmons are delighted to present to the market this light and airy, mid terrace house with it's own private driveway giving off street parking. The property is conveniently located within walking distances of local schooling for all ages, shops and good transport links, and is being offered with no onward chain.

As you enter through the front door, you walk into an entrance porch with a door into a spacious lounge and stairs leading to the first floor. There is a doorway from the lounge, which leads through to a fitted 12'2 kitchen with a pleasant view overlooking the rear garden and a downstairs shower room with a wash hand basin and low level W.C. On the first floor, there are two double bedrooms, and a single third bedroom, as well as a separate family bathroom fitted with a matching white three piece suite. Outside, there is a private rear garden, laid to lawn with flower and shrub borders, a patio area and a gate giving side access. To the front, the garden has been converted to create driveway parking for approximately two cars. Further benefits of this home include double glazing and gas central heating.

Trelawney Avenue is located within 0.7 miles walking distance of Langley railway station and Elizabeth line, 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: C / EPC Rating: D

Trelawney Avenue, Langley, Berkshire, SL3 8RQ













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

Trelawney Avenue, Langley, Berkshire, SL3 8RQ













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

Trelawney Avenue, Langley, Berkshire, SL3 8RQ



Ground Floor First Floor

Total floor area: 70.4 sq.m. (758 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



b simmons

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.