



**37 Langley Avenue, Arnold - NG5 6NL**

Guide Price **£325,000**

**DavidJames**  
the estate agent



## 37 Langley Avenue

Arnold, Nottingham

Extended bay-fronted four bed family home in the ever sought-after Arnold! Stunning open-plan kitchen/living, lounge, ground floor shower room, family bathroom and a lawned garden plus driveway!

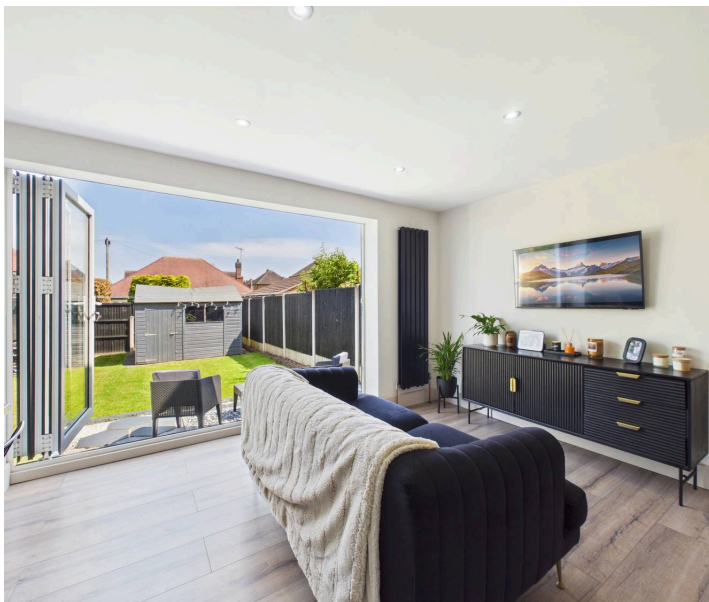
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Extended bay-fronted semi-detached home
- Sought-after Arnold setting near schools, amenities and travel links
- Ideal choice for families seeking versatile accommodation
- Inviting lounge featuring a bright bay window and modern fireplace
- Stylish open-plan kitchen living area with stylish breakfast bar and bi-fold doors
- Modern well-equipped kitchen fitted with a range of integrated appliances
- Practical utility, separate store and ground floor shower room
- Generous first floor with four bedrooms and a contemporary family bathroom
- Rear garden featuring paved patio, lawn and useful garden shed
- Front lawned garden with driveway providing off-street parking









Floor 0

Approximate total area<sup>(1)</sup>  
103.6 m<sup>2</sup>  
1114 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## David James Estate Agents

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