

Mead Avenue, Langley, Berkshire, SL3 8HT

£465,000

Freehold

b simmons

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



Tucked away and within walking distance of local shops and amenities, B Simmons are delighted to present to the market this end terrace family offering huge scope for extension (STPP) and is well presented throughout. An internal viewing is highly recommended.

As you enter the property through the front door you immediately walk in to an entrance hall with stairs leading to the first floor. The living room is located at the front of the property and has a mock fireplace and doorway leading through to a modern fitted kitchen overlooking the rear garden. There is downstairs bathroom fitted with a contemporary three piece white suite with a mains shower over the bath. On the first floor there are three well proportioned bedrooms two having built in wardrobes. Outside the garden faces South East and is predominantly laid to lawn, with a patio and raised decking area for outside entertaining, and a gate giving side access. To the rear of the garden the current owners have built an outhouse which is currently used by their teenage son for his own space/gym. To the front of the property the garden has been laid to block paving creating a driveway and off street parking for two cars.

This property is ideally located within approximately 0.2 miles of Langley railway / Elizabeth line station, with Langley High Street and the Harrow Market also equidistant. Langley boasts easy access to M4, M25, M40 and London Heathrow Airport, this property is ideal for commuters by rail or road.

Council Tax Band: C / EPC Rating: D

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

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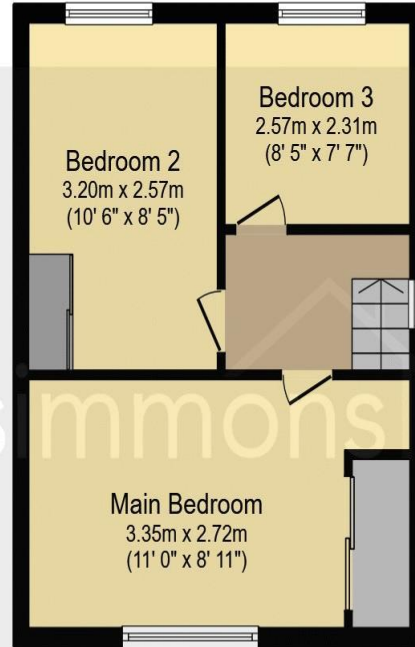
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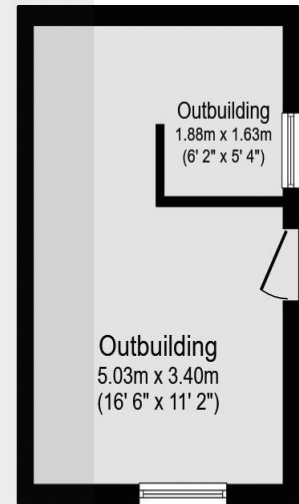
## Ground Floor

Floor area 34.3 sq.m. (369 sq.ft.)



## First Floor

Floor area 34.3 sq.m. (369 sq.ft.)



## Outbuilding

Floor area 17.1 sq.m. (184 sq.ft.)

Total floor area: 85.7 sq.m. (922 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](http://www.Propertybox.io)

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T: 01753 545555 E: [langley@bsimmons.co.uk](mailto: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.