

Walker Crescent, Langley, Berkshire, SL3 7GB

£430,000

Freehold

b simmons

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



Forming part of this modern development and presented in immaculate order throughout, B Simmons are delighted to present to the market this end terrace house with allocated parking for two cars. This property would make an ideal First Time Buy or Buy to Let Investment. An internal viewing is highly recommended.

As you enter the property, you walk into an entrance hallway and immediately to your left there is a downstairs W.C. Just opposite is a modern fitted kitchen, having a range of matching wall and base units, roll top worksurfaces, an integrated four ring gas hob, an electric oven as well as space for a washing machine and fridge freezer. As you carry on through, there is a spacious living room with stairs leading to the first floor and a conservatory which the current owner currently uses as a dining room. On the first floor, there are two double bedrooms both having wardrobes and a separate family bathroom fitted with a contemporary white suite, updated by the current owner, with a mains shower over the bath and shower screen. Outside, there is a well maintained private rear garden measuring in excess of 50ft, laid to lawn with two patio areas and a gate giving side access. At the front of this home the property benefits from having two allocated spaces providing ample off street parking.

Langley Woods estate is a popular residential development completed in 2005 by revered house builders Bellway Homes, and offers local residents a well maintained and attractive community, with several green spaces and tree-lined roads. The development is well serviced by local shops and amenities, with Langley High Street and Railway Station (Elizabeth Line) within walking distance. There's an array of local popular primary, secondary and grammar schools within walking distance, and those commuting will find easy access to both the M4 and M25.

Council Tax Band: C / EPC Rating: C

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

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Total floor area: 66.7 sq.m. (718 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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## 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.