

Ember Road, Langley, Berkshire, SL3 8ED

OIEO £700,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Located in a popular residential road in the heart of Langley, B Simmons are delighted to present to the market this extended semi detached family home offering spacious and versatile accommodation, with well established landscaped gardens, a garage with power and lighting and ample driveway parking.

As you enter the property you walk into an spacious hallway with a built in cupboard and stairs leading to the first floor. There is a bay fronted living room and a separate dining room which is also on occasion used as a bedroom with patio doors out to the rear garden. The kitchen is at the back of this family home and is fitted with a range of matching units, roll top worksurfaces with some integrated appliances and overlooks the landscaped rear garden. There is a downstairs bathroom, having a matching white suite, as well as a separate utility room with a door providing direct access to the garage. On the first floor landing there are built in wardrobes, three well proportion bedrooms, two having built in bedroom furniture, a study/office and a contemporary shower room. Outside there is a large private rear garden which has been landscaped by the current owners, and has created a beautiful outside space for entertaining. To the front of this family home there is a driveway providing ample off street parking for three/four cars, leading to a garage with power and lighting.

The property is ideally located within the heart of Langley village, and Langley High Street is just a short walk away providing potential buyers a range of different shops, services and amenities. The property is ideal for commuters, with Langley railway and Elizabeth line station is just 0.5 miles away whilst there is also easy vehicular access to the A4, M4, M25 and M40. The property falls within the catchment and is walking distance to Langley.

Council Tax Band: D / 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: 153.6 sq.m. (1,653 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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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 MISDESCRIPTONS 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.