

Gilmore Close, Langley, Berkshire, SL3 7BD

£700,000

Freehold

b simmons

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



Tucked away in a cul-de-sac location, just off of the popular residential area of Foxherne, B Simmons are delighted to present to the market this deceptively spacious, extended link detached family home. The property benefits from having a private driveway and garage, two bathrooms and a private, well maintained rear garden.

As you enter through the front door, you walk into an inviting entrance porch and hallway with stairs leading to the first floor. Located immediately on the right there is a modern fitted kitchen with some integrated appliances, overlooking the front garden and on the left a downstairs shower room. The hallway continues through to a spacious living/dining room with bi-folding doors, opening to a conservatory overlooking the rear garden. French doors lead through to a utility room and a door to an additional room currently used as a playroom and gives direct access to the garage. On the first floor, there are four well proportioned bedrooms, all having built in wardrobes and a family bathroom which has been fitted with a matching white three piece suite. Outside, there is a private well established rear garden, predominantly laid to lawn with flower, shrub and tree borders, a gate providing side access and across the back of the property a patio area for outside dining. To the front of the house, there is a small garden, a private driveway giving off street parking for two cars leading to a garage with power and lighting. Gilmore Close is a desirable road located to the north-west of Langley. The road is ideally located equally distanced by 1.6 miles from Langley railway and Elizabeth line station to the East, and Slough railway and Elizabeth line station to the West. The property is situated close to several local grammar schools, with St Bernards (0.4 miles), Upton Court (0.6 miles) and Langley grammar (1.4 miles) all within walking distance.

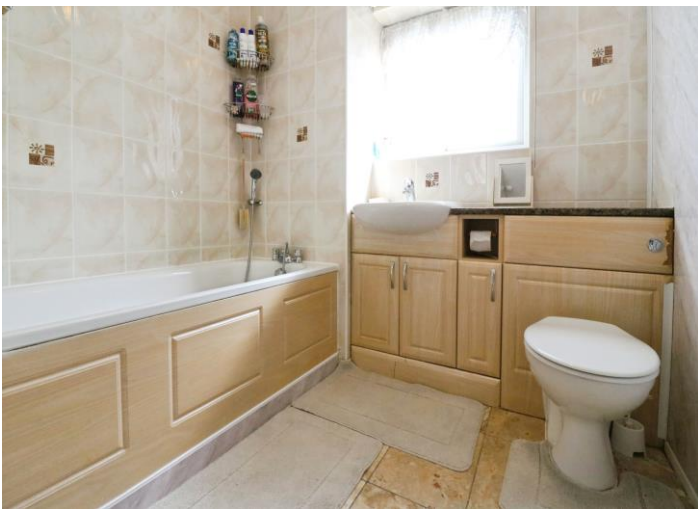
Council Tax Band: F / EPC Rating: C

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

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# Gilmore Close, Langley, Berkshire, SL3 7BD



**Ground Floor**  
Floor area 102.6 sq.m. (1,104 sq.ft.)

**First Floor**  
Floor area 50.5 sq.m. (544 sq.ft.)

**Outbuilding**  
Floor area 6.6 sq.m. (71 sq.ft.)

**Total floor area: 159.6 sq.m. (1,718 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.