Beech Road, Langley, Berkshire, SL3 7DQ

£620,000
Freehold

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T: 01753 545 555 bsimmons.co.uk

B Simmons are proud to offer to the market this stunning detached bungalow, extended and refurbished by the current occupiers to a high specification throughout.
The property is presented in immaculate condition throughout, with the current occupiers having tastefully extended the property to provide bright and spacious accommodation throughout. Boasting three large double bedrooms, the master bedroom also benefits from a three-piece shower room en-suite and kitchenette and so can also be used as an annex or be rented for additional income. There are two further large double bedrooms, along with a further three-piece shower room and an additional separate W/C. The main living space is open-plan and benefits from dual-aspect windows which are south and east facing, flooding the room with light whilst the modern fitted kitchen completes the property. The property can be further extended both to the side or in the loft to provide additional bedrooms, subject to planning permission.
This family home comes with front and side gardens, both beautifully landscaped to provide mature raised beds filled with stunning flora and fauna, complete with fig, pear, plumb, and cherry trees and grape vine. The garden has both a patio terrace but mostly laid to lawn with laurel hedges providing privacy. There is driveway parking for one car, with ample on-street parking available for visitors.
Beech Road is a popular residential road off of the Langley Road and is just 0.8 miles to Langley railway and Elizabeth line station. The property is within a short walking distance of local primary, secondary and grammar schools. Easy vehicular access to Heathrow, M4, M25 and M40. Local shop is 200 yards away, and local bus routes available along Langley 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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Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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.