

Cherry Avenue, Langley, Berkshire, SL3 7BT

£925,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Tucked away a cul-de-sac location, B Simmons are delighted to present to the market this detached family home offering spacious, light and airy accommodation and is in immaculate order throughout. It has ample driveway parking and a private south westerly facing rear garden. An internal viewing is highly recommended.

As you enter through the front door you walk into an entrance hallway with stairs leading to the first floor. French doors open into a grand main reception room currently used as the living/dining/family room and currently housing a baby grand piano overlooking the rear garden. There is a modern fitted kitchen/breakfast room located to the front of the property, a downstairs W.C, and the garage has been converted into a bedroom/office with a built in utility area and an en-suite wet room. On the first floor there are three double bedrooms, all having built in wardrobes and the master having an en-suite. There is a spacious, separate family bathroom fitted with a four piece suite including a built in shower cubicle, and of the landing stairs lead to a second floor and another double bedroom measuring 16'9 x 12'2, with built in storage eaves and a cupboard housing the boiler and pressurised water system. Outside there is a private south westerly facing rear garden, predominantly laid to lawn with a patio area for outside entertaining and a gate giving side access. To the front the garden has been laid to block paving now creating off street parking approximately three cars.

Cherry Avenue is a popular residential road found about half way along the Langley Road and is approximately just 1.1 mile to Langley railway and Elizabeth line station. The grammar schools at the bottom of Langley Road are ~0.8 miles away and the property falls within catchment for most of Langley's popular primary, secondary and grammar schools. Easy vehicular access for Heathrow, M4, M25 and M40.

Council Tax Band: F / EPC Rating: C

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

Cherry Avenue, Langley, Slough, Berkshire, SL3 7BT



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Total floor area: 164.0 sq.m. (1,766 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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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.