

Boxall Way, George Green, Langley, Berkshire, SL3 7UG

£500,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Tucked away in the contemporary and sought after Kings Reach development, B Simmons are delighted to present to the market this end terrace family home and offers spacious accommodation with a private garden and allocated off street parking.

As you enter through the front door you walk into an entrance hallway with stairs leading to the first floor. There is a spacious 17'6 living room which follows through to a modern fitted kitchen/diner with French doors out to the garden, a large understairs storage cupboard and a downstairs W.C. On the first floor there are three well proportioned bedrooms, all having built in wardrobes, and a family bathroom fitted with a three piece suite and shower over the bath. Outside there is a private rear garden which is predominantly laid to lawn with a patio area for outside dining, a garden storage shed and a gate giving rear access. Just a short walk from the property there is allocated parking for two cars.

Boxall Way is an extremely popular and established residential area, being extremely well serviced by local parks such as Lascelles Park and Upton Court Park, fantastic schools for both primary, secondary and grammar schools. Upton Court Grammar is just 0.5 Miles away, whilst St. Bernards Grammar school is just 0.7 Miles away. There is easy access to the M4, M25 and M40, and the property is just 1.7 Miles to Slough Railway Station, and 2 Miles to Langley Railway station, both of which are serviced by the Elizabeth line.

Council Tax Band: E / EPC Rating: C

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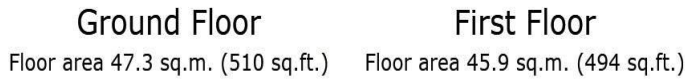


Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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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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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 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.