# Ember Road, Langley, Berkshire, SL3 8ED

£700,000
Freehold

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Situated in the popular residential location of Langley, this attractive, extended semi-detached family home occupies a generous corner plot and offers spacious, flexible accommodation, making it an ideal purchase for growing families.
The property is well maintained and offers a wealth of versatile living space, the property benefits from three well-proportioned bedrooms, two reception rooms, bathroom, shower room, a fitted kitchen, separate utility room, a large, landscaped rear garden, garage and extensive driveway. Upon entering, you are welcomed by a spacious entrance hallway providing access to the principal ground floor accommodation. The bay-fronted living room offers a comfortable and inviting space for relaxing with friends and family, while the separate dining room provides additional space for entertaining/family meals. This versatile room also has ample space for accommodating overnight guests. The fitted kitchen overlooks the attractive rear garden and provides a range of matching units, worksurfaces and integrated appliances. A separate utility room offers additional storage and direct access to the garage. Further ground floor accommodation includes a family bathroom. On the first floor, the landing benefits from built-in storage and provides access to three bedrooms, two of which benefit from fitted bedroom furniture. There is also a separate study, alongside a contemporary shower room. Externally, one of the properties standout features is its, landscaped rear garden. Generous in size, private and established, it provides an excellent space for outdoor entertaining. It includes a patio area (with seating area and pergola), lawn and raised planters. Ideally positioned within the heart of Langley, the property is within convenient reach of Langley High Street, offering a variety of shops and everyday amenities. Langley Elizabeth Line station is approximately 0.6 miles away, providing direct connection into central London. There is also excellent road links to A4, M4, M25 and M40.
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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Ground Floor First Floor

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 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.