

The **Frost** Partnership

Langley Office: T: 01753 583999 E: langley@frostweb.co.uk

92 Blandford Road South, Langley, Berkshire, SL3 7RX

Guide Price £475,000 Freehold



- 3 Bedroom semi-detached house
- Family bathroom and downstairs shower room
- Conservatory
- Boarded loft area
- Convenient for Ryvers School
- Sought after location

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Property Description

A 3 bedroom semi-detached house in one of Langley's most sought after roads. Ideally positioned for Ryvers School, good size rear garden, 15' kitchen, scope to extend, subject to usual consents

EPC Rating : D

The accommodation comprises (all measurements are approximate):-

Entrance Hall

Stairs to first floor, understairs cupboard, radiator.

Lounge 12'5 (3.78m) x 12'1 (3.68m)

Front aspect, double glazed window, radiator.

Kitchen 15'7 (4.75m) x 8'2 (2.49m)

Single drainer sink unit, eye & base level units, inset work top surfaces incorporating 4 ring gas hob, oven under, extractor fan above, appliance space, tiled surround rear aspect, double glazed window door to:-

Conservatory 12'1 (3.68m) x 11'9 (3.58m)

Triple aspect, double glazed window, heater.

Downstairs Cloakroom/Shower

Low level w.c., pedestal wash hand basin, tiled shower cubicle

First Floor Landing

pull down steps to boarded loft area, velux window

Bedroom 1 11'2 (3.4m) x 10'6 (3.2m)

Fitted wardrobes, front aspect double glazed window. radiator

Bedroom 2 12'9 (3.89m) x 9'9 (2.97m)

Front aspect, double glazed window, radiator

Bedroom 3 8'10 (2.69m) x 7'4 (2.24m)

Front aspect, double glazed window, radiator

Bathroom

Suite comprising panel enclosed bath, low level WC, pedestal wash hand basin, tiled surround, rear aspect, double glazed window.

Directions

From our offices proceed along the High Street turn right into Trelawney Avenue at the end of Trelawney Avenue Blandford Road is on the right hand side.

VIEWING:

Via The Frost Partnership, 6 Clayton Parade, Langley

Telephone: 01753 583999 Email: langley@frostweb.co.uk



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.