# Grampian Way, Langley, Berkshire, SL3 8UF

£425,000
Freehold

b simmons
T: 01753 545 555 bsimmons.co.uk

Tucked away in this extremely popular development in the heart of SL3, B Simmons are delighted to present to the market this end terrace house, in need of some refurbishment, and is being offered with NO ONWARD CHAIN. An internal viewing is highly recommended.
As you enter through the front door, you walk into a hallway with stairs leading to the first floor, there is a built in storage cupboard and adjoining doors to; a downstairs W.C, a kitchen/breakfast room fitted a range of matching wall and base units and roll top worksurfaces over. The living room measures 17'6 x 12'0 and offers plenty of room for a dining room table and chairs with a door leading out to the garden. On the first floor, there are four well proportioned bedrooms and a bathroom fitted with a three piece suite comprising a wash hand basin, a panelled bath with a shower over and a low level W.C. Outside there is a well established private rear garden laid to lawn with a patio area, a tree, mature shrub borders, and a pathway leading to a gate giving rear access. To the front, the garden is predominantly laid to lawn with and mature shrub borders and a pathway leading to the front door. Some properties in the immediate area have converted their front garden into driveway parking, and installed a drop kerb by applying for permission from the local authority.
Located approximately 1.2 Miles from Langley railway / Elizabeth line station, a short walk to regularly serviced bus stops, local shops and local schooling for all ages. Less than a mile to the M4 (J5) this property not only offers spacious living for any growing family but a fantastic base for those looking to commute.

Council Tax Band: D / EPC Rating: D

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

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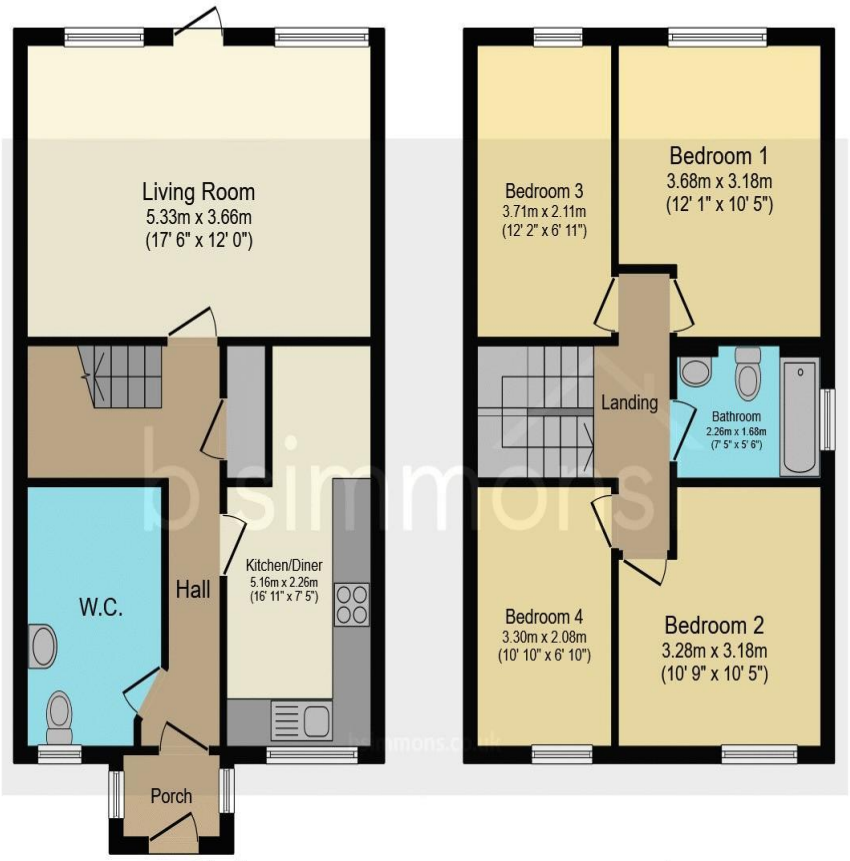


## Ground Floor

Floor area 49.3 sq.m. (531 sq.ft.)

## First Floor

Floor area 47.6 sq.m. (512 sq.ft.)

Total floor area: 96.9 sq.m. (1,043 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.