

Churchill Road, Langley, Berkshire, SL3 7QZ

£550,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Located on a popular residential road, within walking distance of Langley grammar school, B Simmons are delighted to present to the market this spacious mid-terrace home offering more than meets the eye. The property has been extended and comes with the benefit of rear vehicular access leading to a 16'6 x 13'0 garage. An internal viewing is highly recommended. As you enter through the front door you walk into an inviting entrance hallway with stairs leading to the first floor and a door provides access to a spacious living room. An archway takes you through from the hallway where the current owners spend most of their time; a beautifully extended 'L' shaped kitchen and dining room with French doors leading out to the rear garden. On the first floor there are three well proportioned bedrooms, all having built in wardrobes, and a separate contemporary family bathroom, fitted with a matching white suite and a mains shower over the bath. Outside there is a private rear garden which has been landscaped by the current owners, partly laid to lawn with a dedicated barbeque area, with a large raised decked area for outside entertaining. To the front of this well presented home there is a low maintenance garden laid to stones with a walled front and a pathway to the front door. The property also benefits from having a large garage with power and lighting, to the rear of the property accessible via a service road from Randall Close.

The property is ideally located approximately 500 yards from Langley grammar school, whilst other local grammar schools are within walking distance. There are also many primary and secondary schools within a short walking distance. Langley railway and Elizabeth line station is just 0.9 miles away, whilst there is easy vehicular access to M4, M25, M40 and Heathrow. Shops, services and amenities can be found on Trelawney Avenue.

Council Tax Band: C / EPC Rating: TBC

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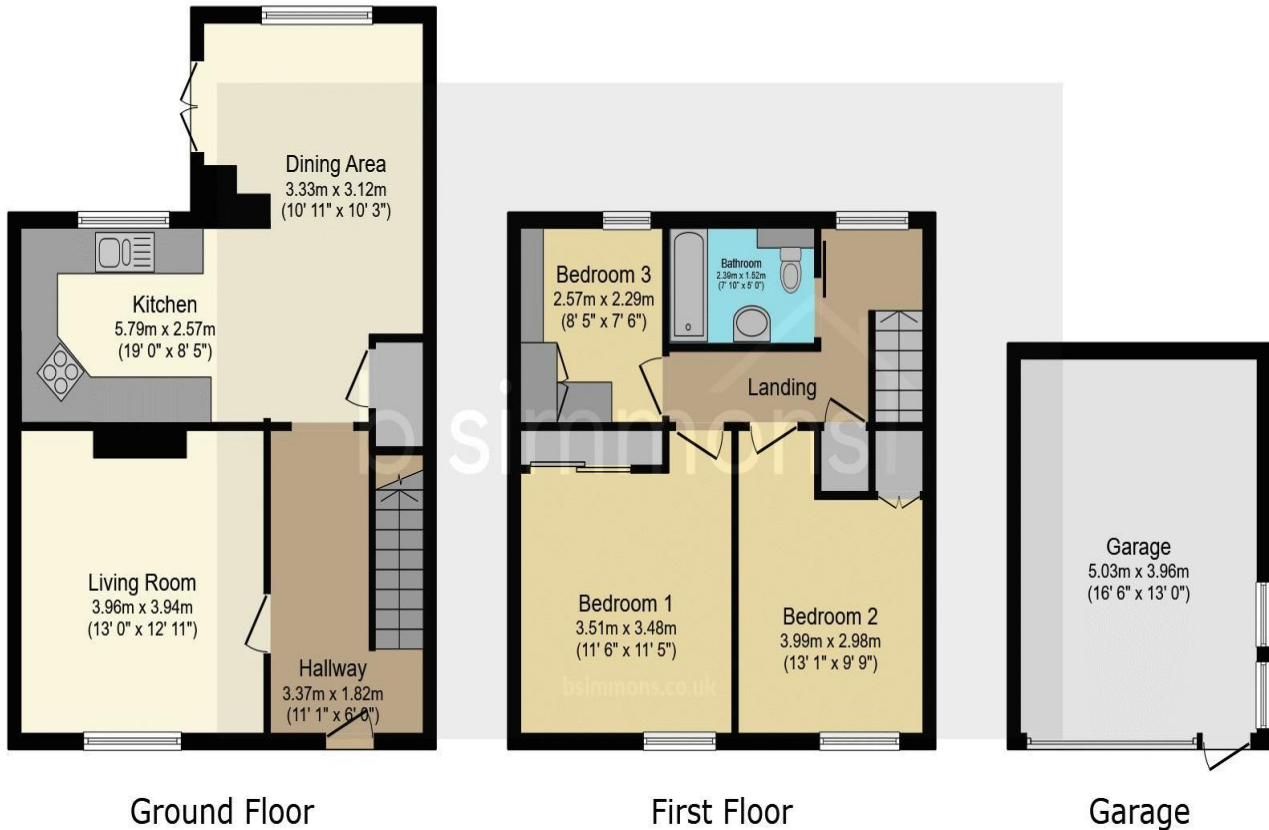
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area: 116.8 sq.m. (1,258 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.