

Downs Road, Langley, Berkshire, SL3 7DF

Guide Price £514,500

Freehold

**b simmons**

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Located on one of Langley's most sought-after residential roads, B Simmons are delighted to present to the market this delightful semi detached family home in need of modernisation. Offering huge scope to extend subject to planning permissions required an early internal viewing is highly recommended.

As you enter through the front door you walk into hallway with stairs leading to the first floor; a built in storage cupboard and adjoining doors providing access to; a living/dining room, a separate sitting room and a fitted kitchen overlooking the rear garden. On the first floor there are three well proportioned bedrooms all having some form of built in wardrobe, a bathroom which has been updated by the current owner with a matching suite comprising; a panelled bath with electric 'Mira' shower over and a pedestal wash hand basin. There is a separate W.C. Stairs from the first floor landing provide access to a converted loft which was previously used as a fourth bedroom, with access to storage eaves. Outside there is a well established south facing rear garden with a variety of flower, shrub and tree borders benefitting a wealth of natural wildlife. To the front of the property there is a mature private garden with hedged borders and a pathway leading to the front door.

Downs Road is a popular and sought-after established residential road, with this home offering views from the front over Springate Fields. The property is located just a 0.7 mile walk to Langley Railway / Elizabeth line station. An equal distance away is the historic Slough Arm of the Grand Union Canal, constructed in 1882 which was one of the last to be dug in Britain. This property falls within many popular local primary, secondary and Grammar school's catchment areas, with Langley Grammar, St Bernards Grammar and Upton Court Grammar all less than 1 mile away.

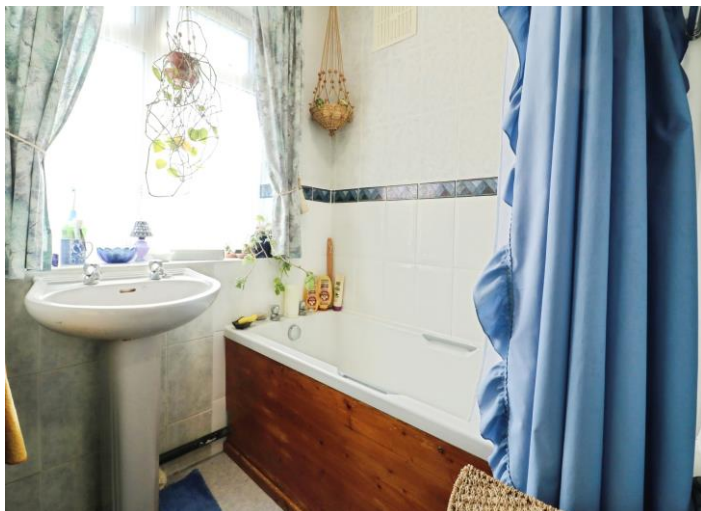
Council tax Band: D / EPC Rating: D

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

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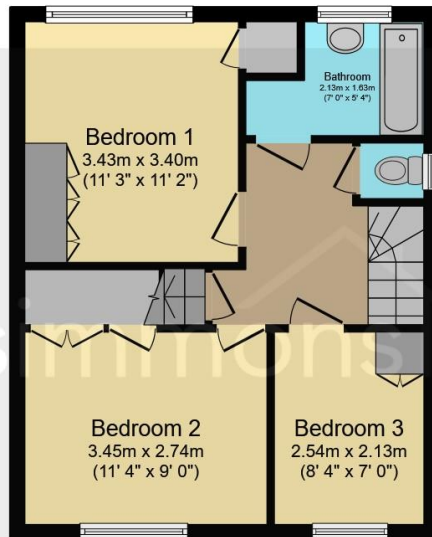
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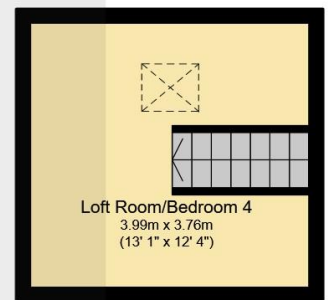
**Ground Floor**

Floor area 40.7 sq.m. (438 sq.ft.)



**First Floor**

Floor area 40.7 sq.m. (438 sq.ft.)



**Second Floor**

Floor area 14.9 sq.m. (160 sq.ft.)

**Total floor area: 96.3 sq.m. (1,037 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](http://www.Propertybox.io)

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- Fri - Sat 10:00am - 4:00pm

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T: 01753 545555 E: [langley@bsimmons.co.uk](mailto:langley@bsimmons.co.uk)

## 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 MISDESCRIPTONS 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.