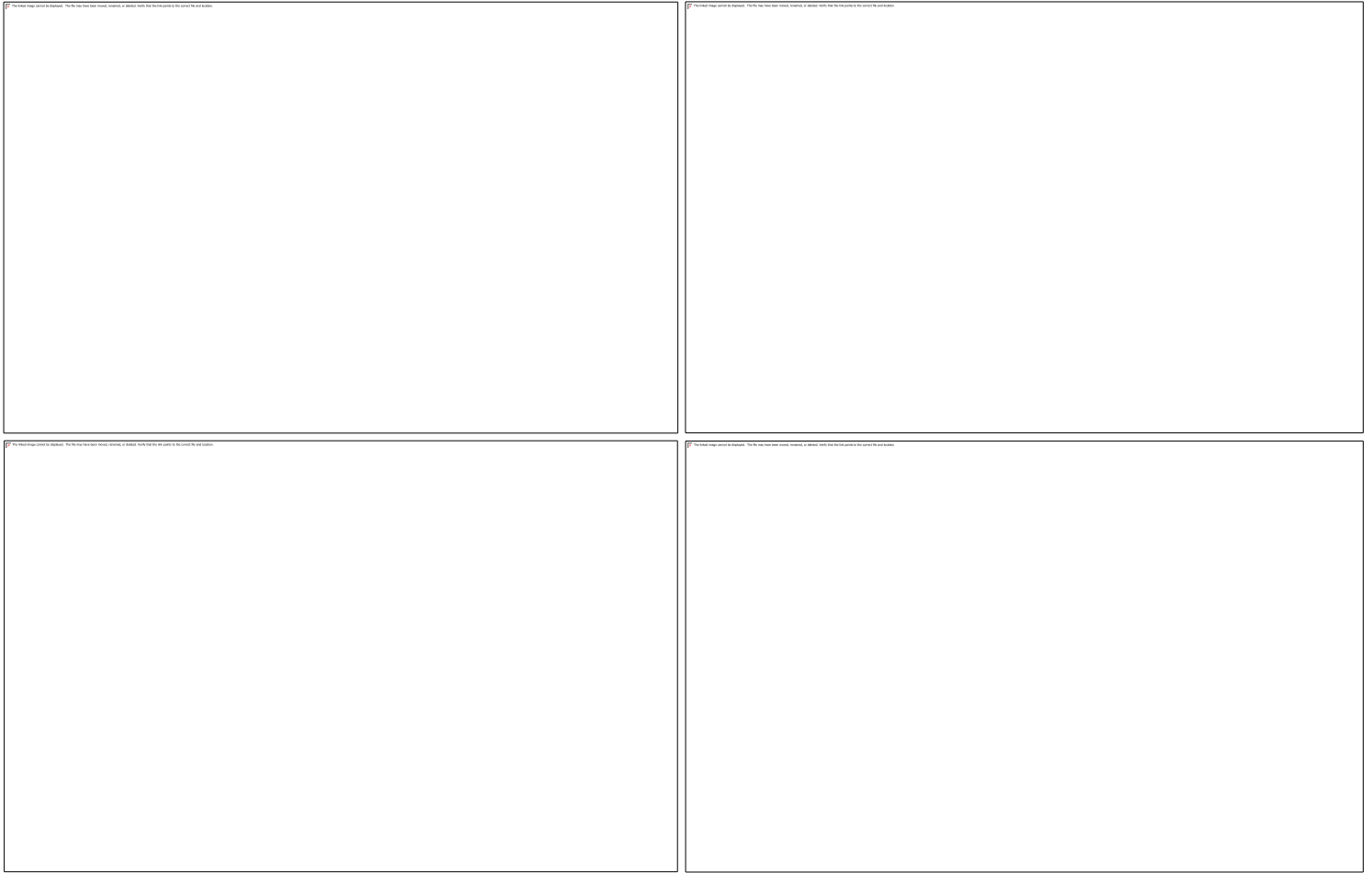


11 Sharman Row Langley
Slough, SL3 7GJ



£435,000

Located in the popular Langley Woods Development, Is this three bedroom semi-detached house. This property occupies a very pleasant setting and is conveniently situated to M4 /M25 motorway networks. The property comprises of entrance hall, downstairs cloakroom, lounge, kitchen, three bedrooms, master with en-suite, family bathroom, gas central heating, double glazing and garage. An internal inspection is highly recommended. EPC D.



THREE BEDROOMS

MASTER WITH EN-SUITE

MODERN KITCHEN

SEMI DETACHED HOUSE

DOWNSTAIRS CLOAKROOM

GARAGE & DRIVEWAY

Found on:



Member of:

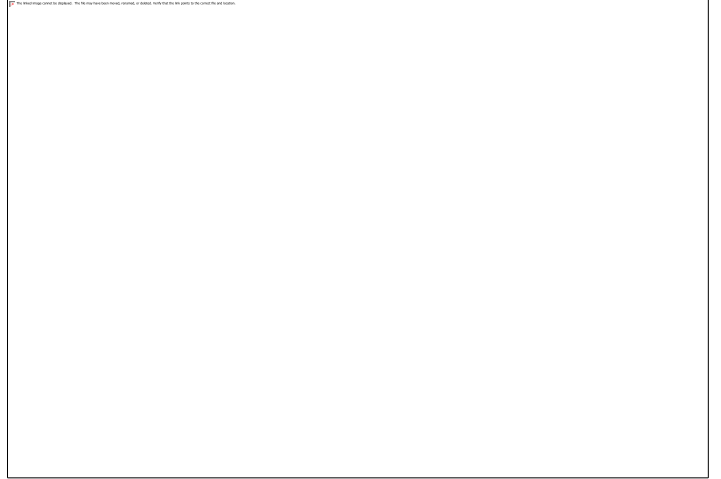
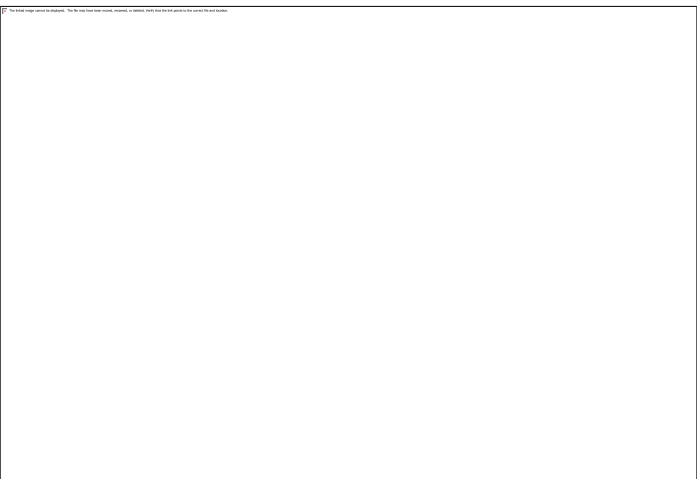
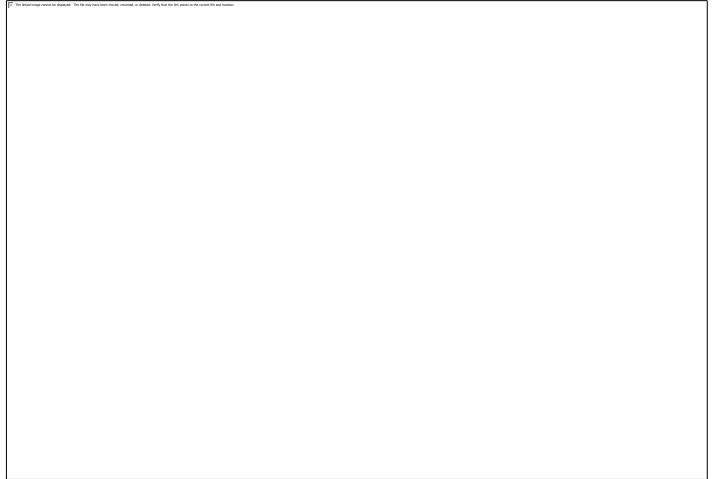
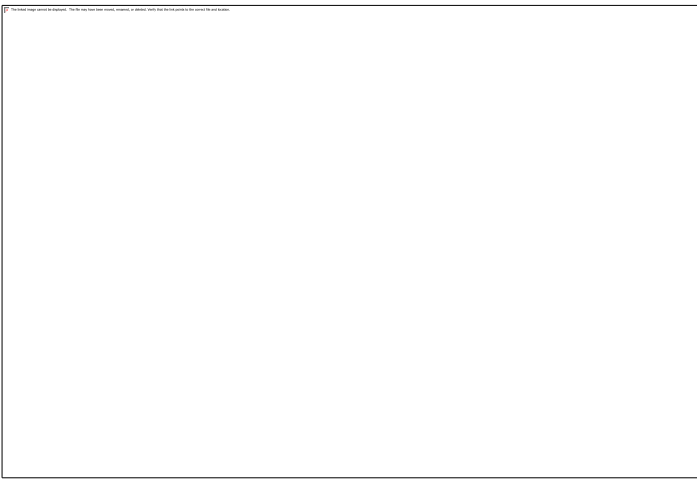
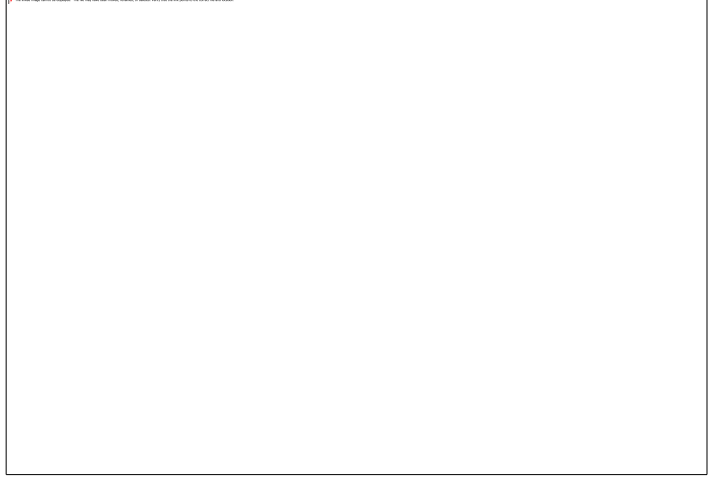
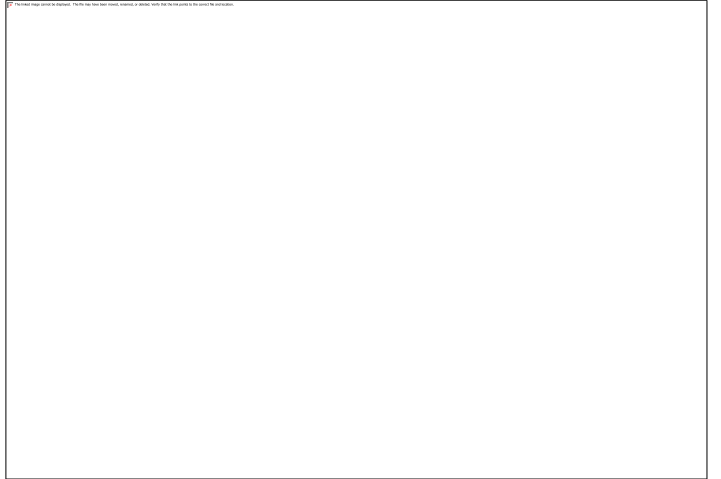
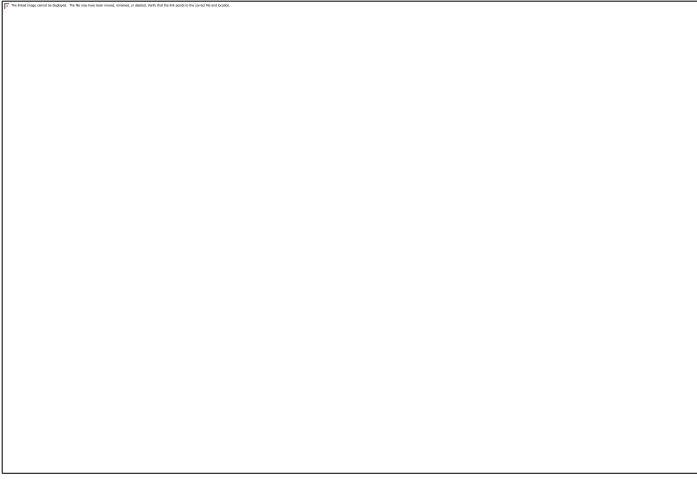


Langhams Estate Agents

52 High Street Slough Berkshire SL1 1EL

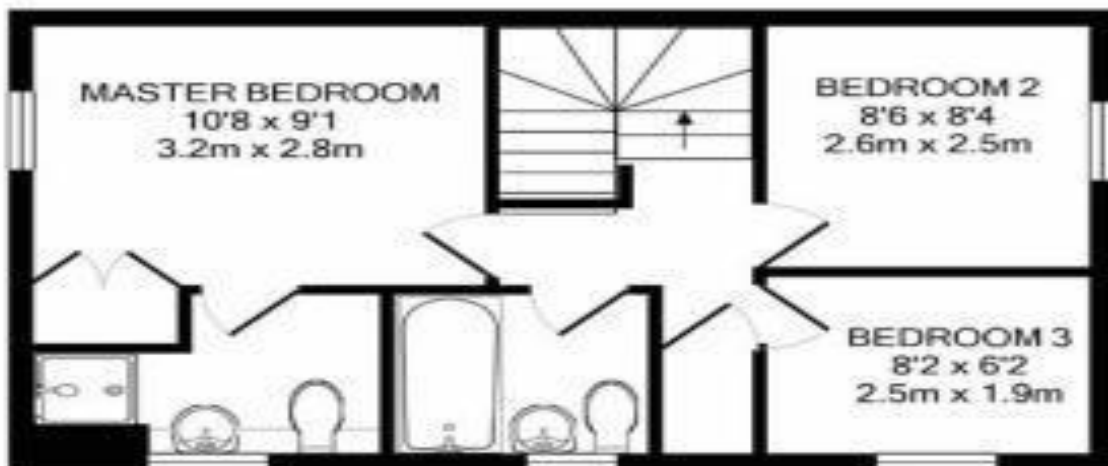
t: 01753 550775 **e:** info@langhamsproperty.com **www.langhamsproperty.com**

Langhams Partnership Ltd Registered in England & Wales Company Number 08966738 Registered Office: As above





GROUND FLOOR
 APPROX. FLOOR
 AREA 353 SQ.FT.
 (32.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 351 SQ.FT.
 (32.7 SQ.M.)

11 SHARMAN ROW, SLOUGH, BERKSHIRE, SL3 7GJ
 TOTAL APPROX. FLOOR AREA 704 SQ.FT. (65.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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To view this property please contact Langhams Estate Agents

Tel: 01753 550 775
 Email: sales@langhamsproperty.com

Tenure: Freehold
 Council Tax Band: D
 EPC Rating: C

Property Ref: LEA01898

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

All negotiations for this purchase must be made through Langhams Estate Agents.

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 MISEDSCRIPTIONS ACT 1991 Langhams Estate Agents 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, and it is in the buyers interest to check the working condition of any appliances. References to the Tenure of a Property are based on information supplied by the Seller. Langhams Estate Agents 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 do not constitute part or all of an offer or contract. Any measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. No employee or partner of Langhams Estate Agents has authority to make or give any representation or warranty in relation to the property.

England, Scotland & Wales

2002/91/EC

