Alderbury Road West, Langley, Berkshire, SL3 8DH

£600,000
Freehold

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



Offer with no onward chain and tucked away at the end of a no through road, B Simmons are delighted to present to the market this extended detached house located on a corner plot. An internal viewing is highly recommended.
As you enter the property, you walk into a hallway with stairs leading to the first floor and doors through to; a spacious open plan lounge and dining room with a fireplace and patio doors giving access to the rear garden, and a modern fitted kitchen having a range of matching wall and base units, roll top worksurfaces and an integrated hob and oven. On the first floor there are four well proportioned bedrooms, a family bathroom fitted with a white three piece suite and a separate W.C also housing the boiler. Outside there is a rear garden which extends to the side of the property, predominantly laid to lawn with a patio area and gate giving side access. To the front of this detached home there is a garden laid to lawn with a driveway providing off street parking, leading to an integral garage with power and lighting.
This property is ideally located within the heart of Langley village, a short walking distance from Langley railway and Elizabeth line station, along with the shops, services and amenities on Langley high street. The property is within walking distance of local primary, secondary and grammar schools. Easy access to Heathrow, M4, M40 and M25.

Council Tax Band: E / EPC Rating: D

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

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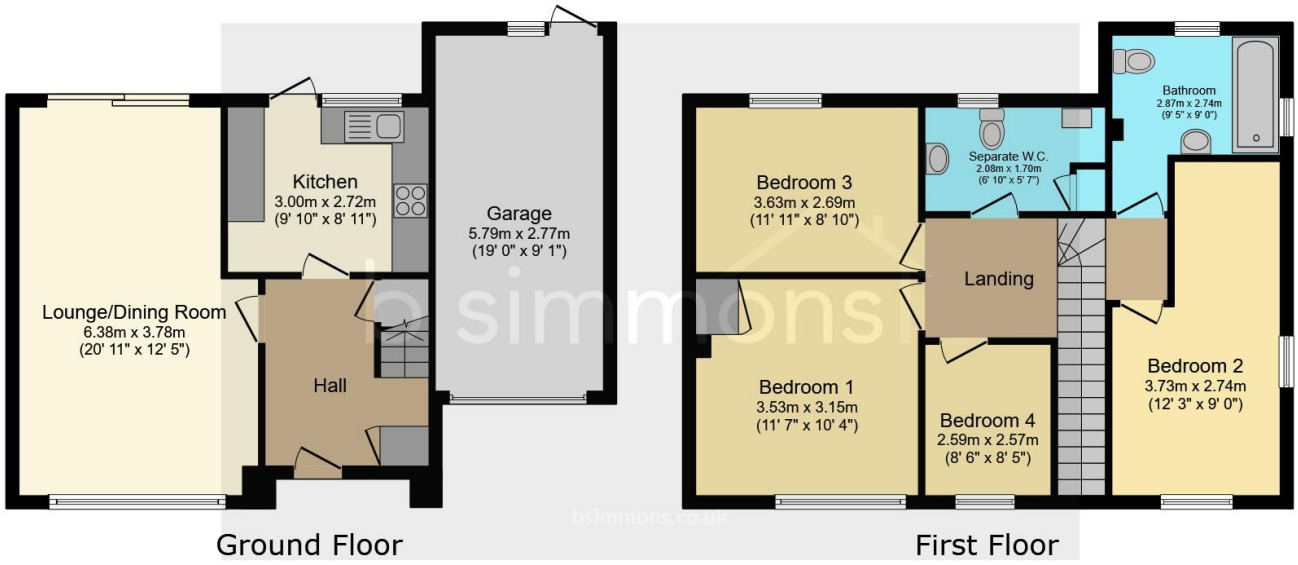






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Ground Floor
Floor area 57.2 sq.m. (616 sq.ft.)

First Floor
Floor area 63.4 sq.m. (682 sq.ft.)

Total floor area: 120.6 sq.m. (1,298 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.