

Marlborough Road, Langley, Berkshire, SL3 7JS

£600,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Located in one of Langley's sought after residential areas, and offering huge scope to extend and develop (STPP), B Simmons are delighted to present to the market this detached family home. The property is set on a wide plot and offers privacy and seclusion with ample driveway parking, and a garage with power and lighting. An internal viewing is highly recommended. As you enter the property, you walk into a spacious hallway with stairs leading to the first floor. Adjoining doors provide access to a spacious open plan lounge/dining room, a modern fitted kitchen with space for a small table and chairs, a utility room and an office/study. On the first floor, there are three well proportioned bedrooms, all having built in cupboards, a separate W.C. and a contemporary shower room. Outside, there is a private rear garden, predominantly laid to lawn with a patio area, mature shrub border and two greenhouses. At the front of this detached home, there is a lawned garden with mature shrub borders, a driveway providing off street parking leading to a garage with power and lighting.

Marlborough Road is one of Langley's most sought after roads, located within the Castlevue area, just a short walk from the popular primary, secondary and grammar schools. Upton Court Park and Kedermister Parks are just a stones-throw away. Langley railway & Elizabeth line station is just 1.3 miles and there is easy access to the A4, M4, M25, M40 and Heathrow.

Council Tax Band: E / EPC Rating: TBC

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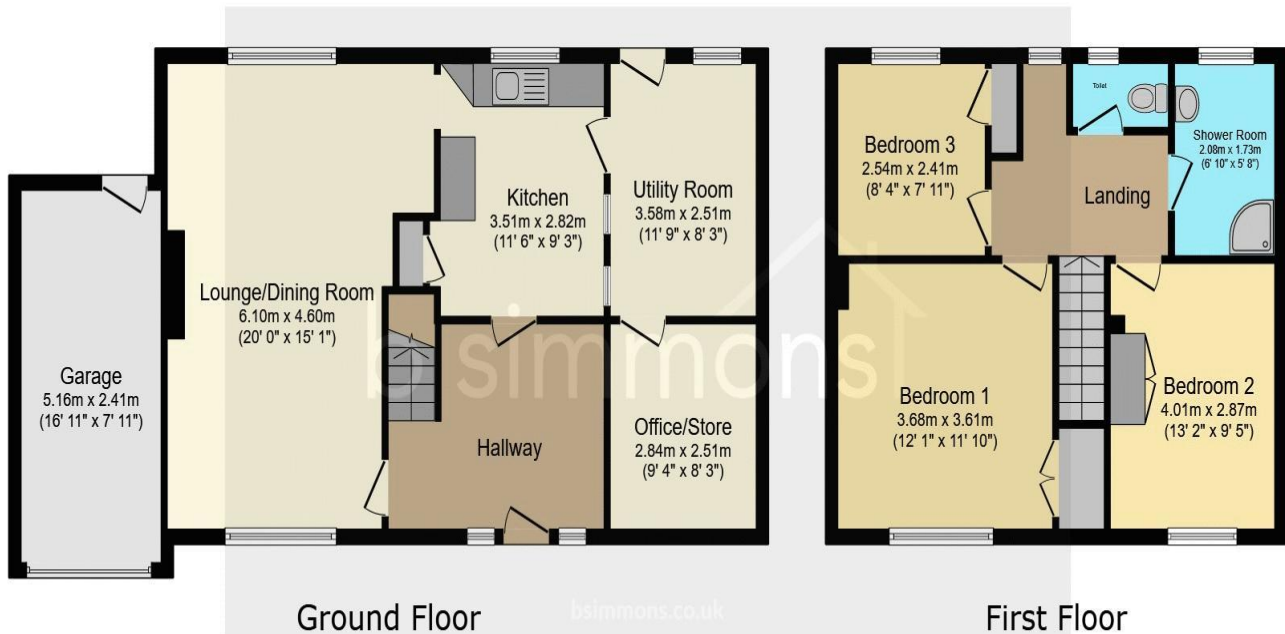
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area: 126.7 sq.m. (1,364 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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T: 01753 545555 E: 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 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.