Tracy Avenue, Langley, Berkshire, SL3 7GN

£575,000
Freehold

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

Forming part of this modern development and presented in immaculate order throughout, B Simmons are delighted to present to the market this semi-detached house with a detached garage and driveway at the rear of the property, and overlooking a central park with a children's play area.
As you enter through the front door you walk into an entrance hallway with 'Clever Closet' built in understairs storage, 'Porcelain' style tiled flooring, stairs leading to the first floor and doors to; a fourth bedroom, a downstairs W.C and a spacious modern fitted kitchen/diner with French doors out to the rear garden. On the first floor there is an 'L' shaped living room with French doors to a 'Juliet Balcony', a double bedroom and a separate W.C. Stairs lead to the second floor landing where there is access to a fully boarded large loft, a family bathroom fitted with a three piece suite and shower attachment over the bath, another double bedroom and the master bedroom with an ensuite. Outside the front and rear gardens have been landscaped by the current owners giving a pleasing environment for outdoor entertaining. Accessible from the rear garden is a detached garage with power and lighting, and an allocated parking space to the side of the garage with an EV charging point. The property further benefits from having 14 solar panels, which charges a Tesla Powerwall 2 13.5 kW battery, and feeds electricity back into the grid making considerable savings on the electricity bill.
Langley Woods estate offers local residents a well maintained and attractive community, with several green spaces and tree-lined roads. The development is well serviced by local shops and amenities, with Langley High Street and Railway Station (Elizabeth Line) within walking distance. There's an array of local popular primary, secondary and grammar schools within walking distance, and those commuting will find easy access to both the M4 and M25.
Council Tax Band: E / EPC Rating: B

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

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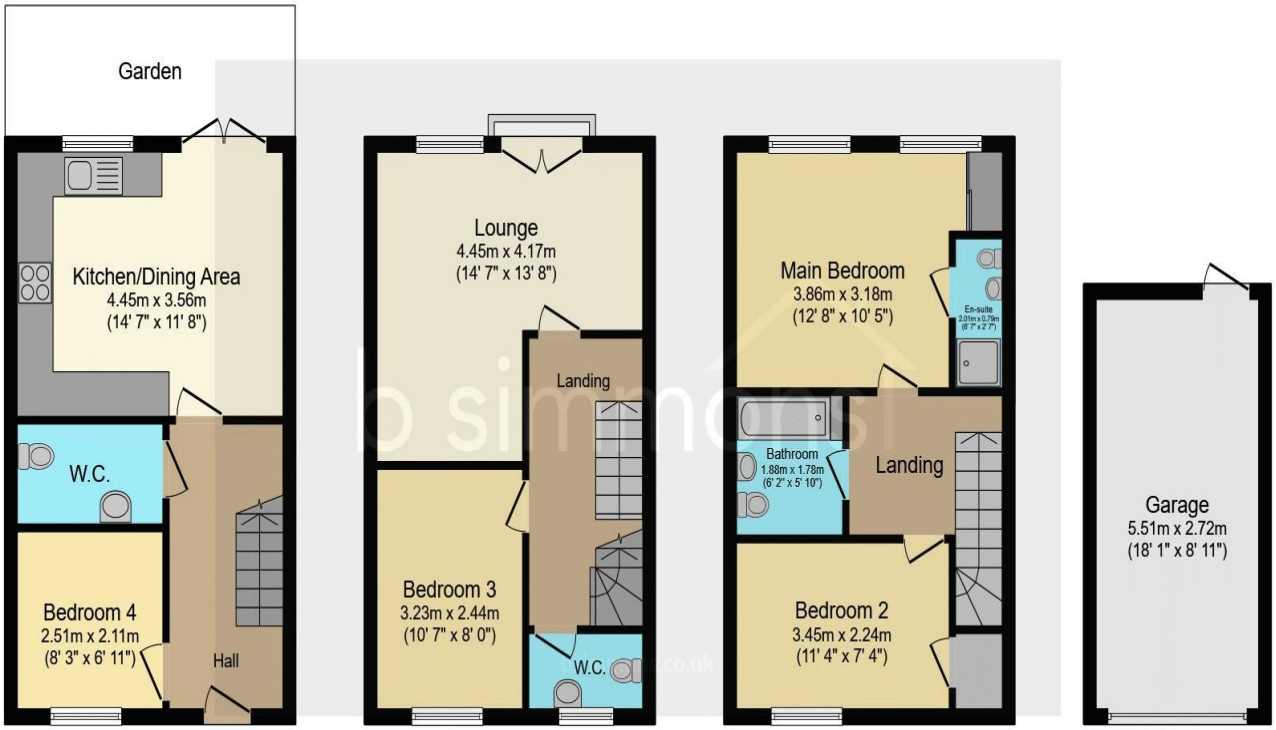

Total floor area: 114.9 sq.m. (1,237 sq.ft.)

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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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.