



Tucked away on a private road and situated on approximately two thirds of an acre, B Simmons are delighted to present on to the market this detached family home offered with no onward chain. Internally the property requires refurbishment having been a family home for forty plus years. As you walk through the front door there is an entrance porch and hallway with stairs leading to the first floor and accommodation comprising; a living room which is triple aspect and measures 22'1, a separate dining room with patio doors out to a conservatory. The kitchen has been re-fitted by the previous owner and has the benefit of a breakfast bar. There is a double downstairs bedroom with an ensuite bathroom and a separate downstairs cloakroom. On the first floor there are four double bedrooms all having built in wardrobes, the master having an ensuite and there is a separate bathroom and W.C. Outside there is a private and secluded rear garden laid predominantly to lawn with shrub and tree borders. To the left of the property there are some outbuildings that are dilapidated and in need of renovation, with a driveway and double gates to the front. To the right hand side and front of the property there are well established gardens, access to a study/office and a driveway providing ample off street parking leading to a double detached garage. The property offers huge potential for extension and development subject to the relevant planning permissions required. The vendors have had a development scheme assessed and a report is available upon request. Located within approximately 1.1 miles of Langley railway station with Elizabeth line, local shops and falls within catchment for most of Langley's popular primary, secondary and grammar schools. Easy vehicular access for Heathrow, M4, M25 and M40.

Little Sutton Lane, Langley, Berkshire, SL3 8AN



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

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Total floor area 263.6 sq.m. (2,837 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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b simmons **L&C**

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This FSA does not regulate most ways of arranging a mortgage. The Guild of Property Professionals Mortgage Services is provided by L&C Mortgages. Mortgages Ltd. Better Home, 1000 Bath Road, Bath, BA2 1PA. MPA approved and regulated by the
Financial Services Authority. 0800 0731945. 01753 545555. 01225 820000



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.