

Humber Way, Langley, Berkshire, SL3 8SS

£410,000

Freehold

b simmons

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Offered to the market with no onward chain complications is this mid-terraced family home boasting potential for both extension and modernisation. This ideal family home is in clean but dated condition throughout, offering young first time buyers or investors a property in good enough condition to move straight in and renovate whilst you occupy the property. This home boasts potential for extension, with neighbouring properties having extended to the rear and also to the front to add a porch. Any extensions are subject to the buyers obtaining their own relevant planning permissions. The property comprises a living room, a large back door entrance hallway which can be incorporated in to the separate kitchen / dining room. The first floor offers two large double bedrooms with built-in-wardrobes, whilst there is also a spacious single bedroom with built-in-wardrobes. The top floor is complete with a shower room and separate toilet. Prospective buyers will benefit from driveway parking for multiple cars found at the rear of the property. Furthermore, there is also a single garage and paved south-facing garden, and a small front garden which has been landscaped. The front garden overlooks council-maintained open and communal green space for the enjoyment of local residents. Humber Way is a popular residential road and ideally located within walking distance of Langley high street, and Langley railway and Elizabeth line station is just 0.9 miles away. The property falls within the catchment area for popular local primary, secondary and grammar schools with Langley grammar school just 0.6 miles away. Easy vehicular access to Heathrow, M4, M25 and M40.

Council Tax Band: C / EPC Rating: D



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

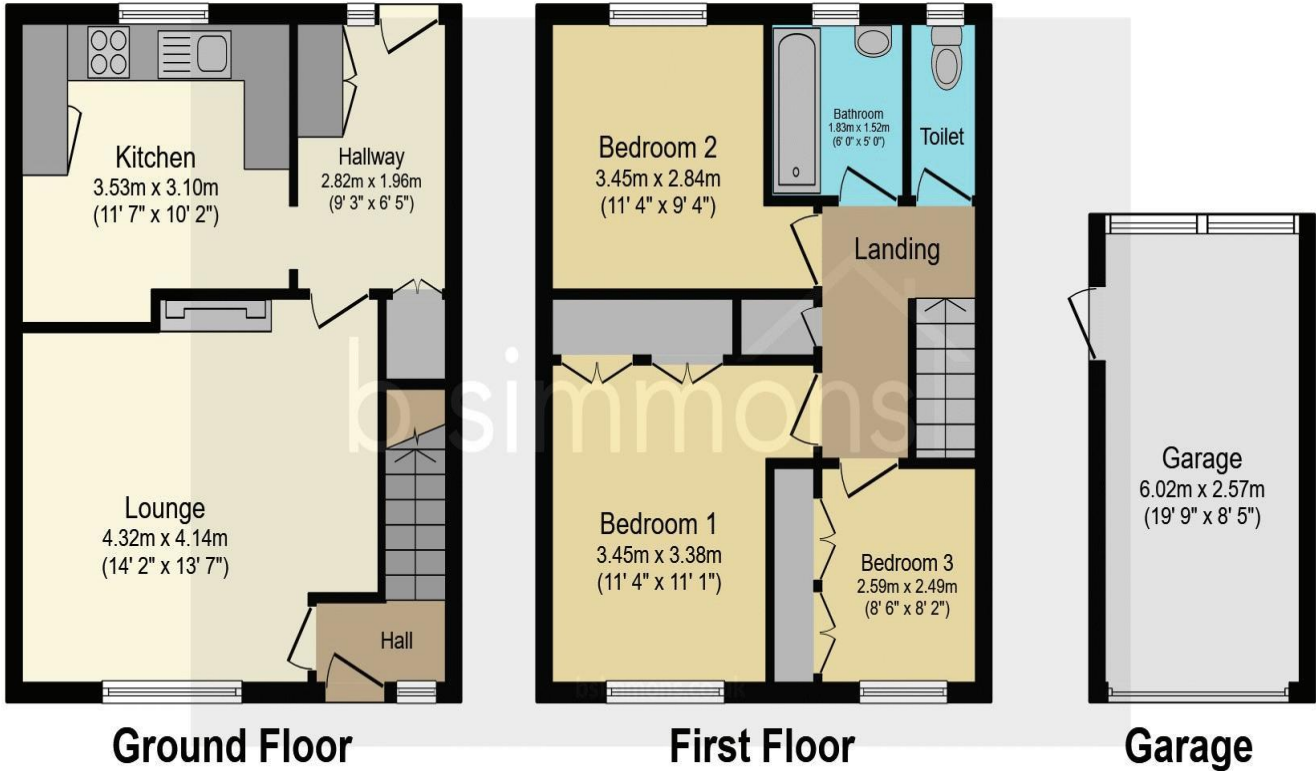


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Total floor area 90.4 sq.m. (973 sq.ft.) approx

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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T: 01753 545555 E:

## 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.