

Kennett Road, Langley, Berkshire, SL3 8EE

£515,000

Freehold

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Located within the heart of Langley village this semi detached family home is in need of modernisation and offers light and airy accommodation. The property boasts huge scope to extend subject to planning permission and is offered with no onward chain. Upon entering through the front door you walk into a porch leading through to the entrance hallway with stairs to the first floor. There is a spacious living room, downstairs shower room and a modern fitted kitchen, which is open plan to a small extension built by the previous owners creating a dining room overlooking the rear garden. On the first floor there are three well proportion bedrooms, two having built in wardrobes and the mastering measuring 15'11 x 10'5. Outside there is a good sized private well established rear garden, laid to lawn with a variety of flower, shrub and tree borders as well as a patio area for outside dining. The property benefits from a large frontage with an easy to maintain garden, ample driveway parking for three/four cars leading to a garage with power and lighting. The property boasts fantastic potential to extend, with many neighbouring properties having already undertaken large extensions; providing potential buyer's with both confidence in planning permissions and ideas on how to extend this property further (STPP). Ideally located within the heart of Langley village, and Langley High Street is just a short walk away providing potential buyers a range of different shops, services and amenities. The property is ideal for commuters, with Langley railway and Elizabeth line station is just 0.5 miles away whilst there is also easy vehicular access to the A4, M4, M25 and M40. The property falls within the catchment and is walking distance to Langley.

Council Tax Band: D / 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 117.9 sq.m. (1,269 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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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.