

Tamar Way, Langley, Berkshire, SL3 8SY

OIEO £425,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Offered with vacant possession and overlooking a central green, B Simmons are delighted to present to the market this mid terrace house with it's own private driveway. The property boasts three bedrooms and is well located within walking distance of local shops and amenities. As you walk in through the front door, there is a hallway with stairs leading to the first floor, and a door through to a 14'1 living room with a feature fireplace and inset living flame gas fire. There is a door off of the living room which takes you through to a utility area with a built in understairs cupboard and a modern fitted kitchen/diner which overlooks the rear garden and has space for a small dining table and chairs. On the first floor, there are two double bedrooms; the master having built in wardrobes, the third bedroom is a decent sized single room and overlooks the green to the front. The contemporary shower room is fitted with a corner cubicle with mains shower and a wash hand base with a vanity unit, and there is a separate W.C. Outside, there is a private rear artificial garden, laid to lawn with a raised patio area for outside entertaining, mature shrub and flower borders and a double gate rear vehicular access to a private driveway providing off street parking.

The property is situated within approximately 1 mile of Langley railway / Elizabeth Line station and walking distance of local shops, bus routes and schooling for all ages, including Langley Grammar School and Langley Academy.

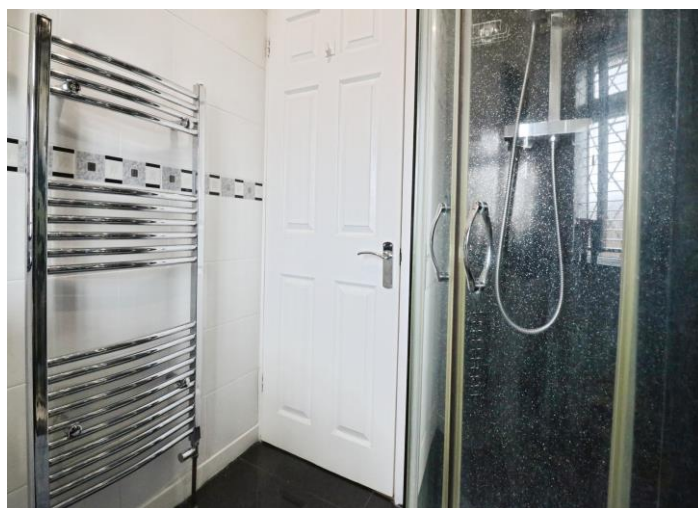
Council Tax Band: C / EPC Rating: D

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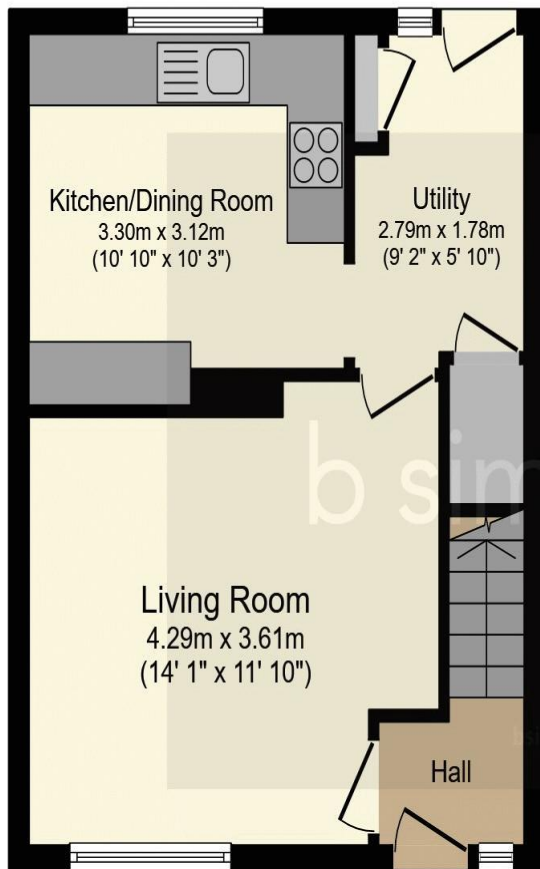
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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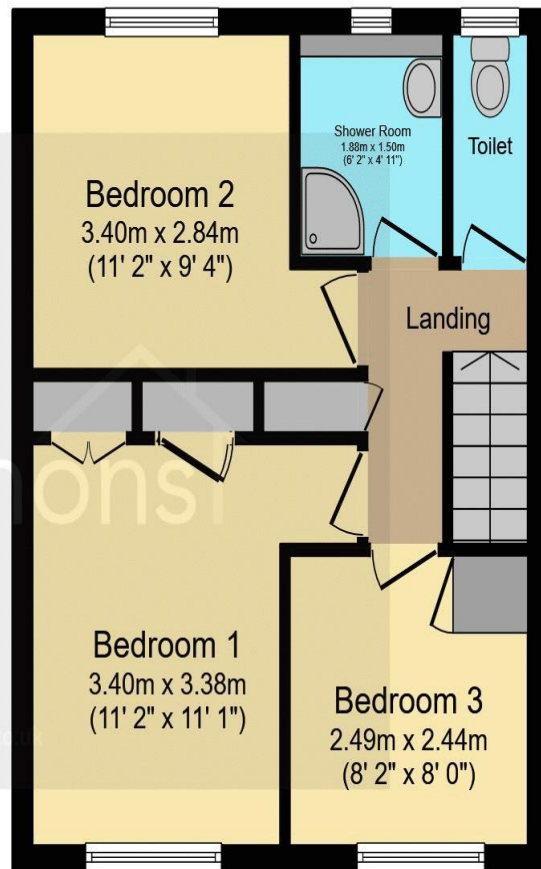


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Ground Floor



First Floor

Total floor area: 70.8 sq.m. (762 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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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.