



B Simmons are delighted to offer to the market this well presented townhouse forming part of this modern development built approximately 9 years ago by Taylor Wimpey.

The property has been maintained to a high standard, offering modern and light living space whilst also giving prospective buyers a clean slate to put their own stamp on the property. As you enter through the front door you walk into an inviting entrance hallway with stairs leading to the first floor. There is a downstairs cloakroom, double bedroom with fitted wardrobes and a modern kitchen / diner with integrated appliances and French doors leading to a rear garden. As you move up the stairs to the first floor, you are met by the living room towards the rear of the property. On this floor there is also a single bedroom and contemporary bathroom fitted with a matching white suite, shower attachment, tiled floor and splash backs. The master bedroom with spacious built-in wardrobes and an ensuite bathroom with shower is on the second floor. Opposite this room is another sizable double bedroom. Outside the rear garden is laid predominantly to lawn with patio area for outside dining and a pathway leading to a gate giving rear access. The property also benefits from having two allocated side-by-side parking spaces situated in the front of the property.

Located within approximately 0.9 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.

Council Tax Band E / EPC Rating: B

Chadwick Road, Langley, Slough, Berkshire, SL3 7FT

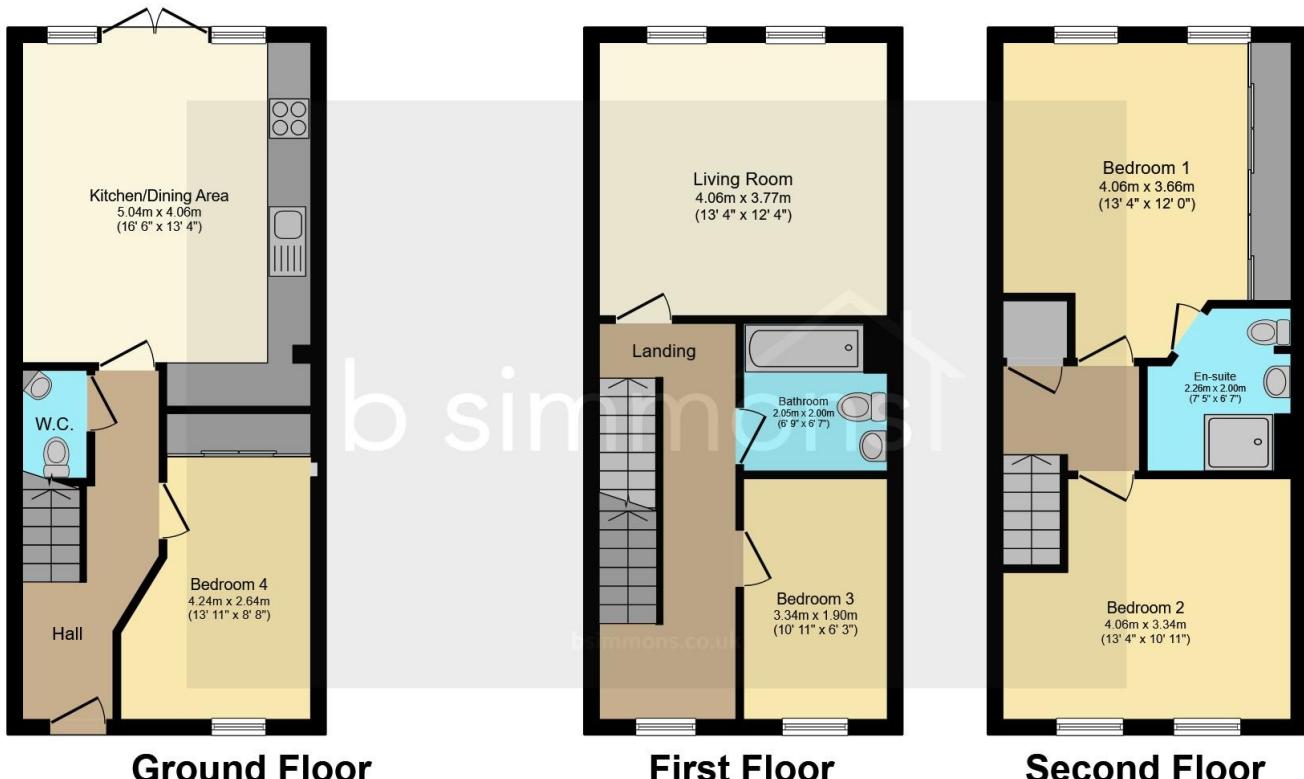


Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area 113.2 sq.m. (1,218 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

No fee mortgage brokerage service

As a member of The Guild of Property Professionals, B. Simmons & Sons have access to L&C Mortgage Services.

- No FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9:00am - 8:00pm
- Mon - Thurs, 9:00am - 5:30pm
- Fri - Sat, 10:00am - 4:00pm

OUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE
This FSA does not regulate our way to let mortgage. The Guild of Property Professionals Mortgage Services is provided by L&C Mortgages. Mortgages Ltd. Based House, 1000 Black Rd, Birk, B22 1BA. Authorised and regulated by the Financial Services Authority. FSA number 143022



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.