



** INVESTORS ONLY ** TENANTS IN-SITU ** NO ONWARD CHAIN **

B Simmons are delighted to offer to the market this spacious and well-presented three-bedroomed family home located on the popular Cockett Road, within a short walking distance of high-quality primary and secondary and grammar schools.

The property boasts a modern finish throughout, offering a large and extended living room leading on to a high-specification kitchen / dining room which accesses to the conservatory. The first floor comprises two large double bedrooms and a large box-room capable of also housing a double bed, along with a modern three-piece family bathroom.

The property benefits from driveway parking for multiple cars, an access alleyway shared with next door neighbour provides direct access to the good-sized private and enclosed rear garden. The rear garden backs on to school playing fields, and had a patio terrace, lawned area and a seating area to the back of the garden along with sheds. The property boasts further potential for extension, with several neighbours extending both to the rear and in to the loft. All structural alterations are subject to buyer's obtaining relevant planning permissions.

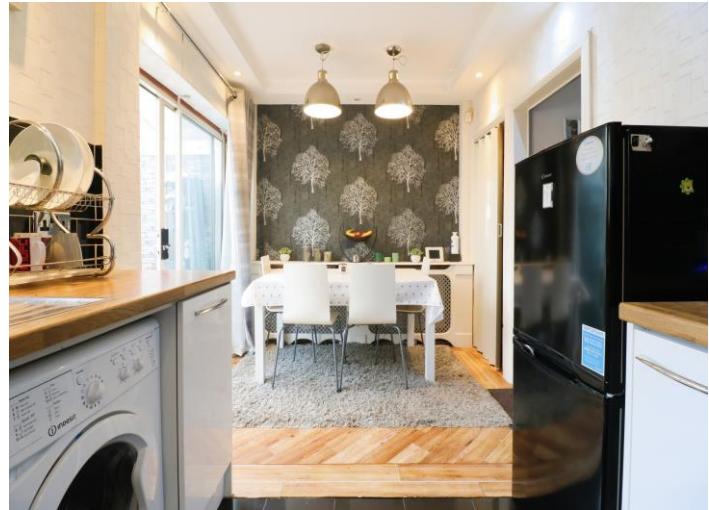
Cockett Road is a popular residential road in Langley, providing easy access to both Slough town centre and Langley village centre with all of the amenities and services within walking distance. The property is just 0.8 miles from Langley Railway Station and 1.7 miles from Slough Railway Station, both serviced by the new Elizabeth Line. Easy vehicular access to A4, M4, M25 and M40. The property is a short walking distance to popular local schools such as Langley Marish, Ryvers Academy, Langley Academy and the local grammar schools.

Cockett Road, Langley, Berkshire, SL3 7TL

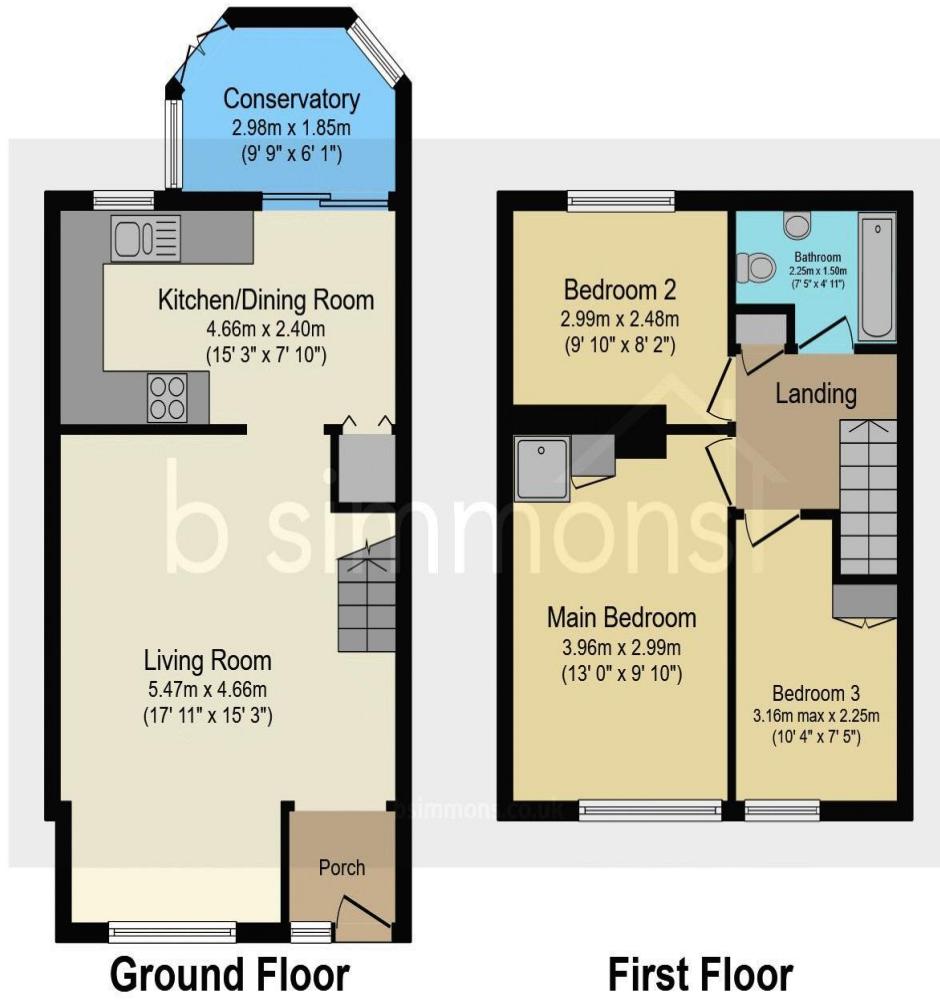


Please contact the office to arrange a **FREE** property valuation on **01753 545555**

Cockett Road, Langley, Berkshire, SL3 7TL



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



Total floor area 77.8 sq.m. (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

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 - 5:00pm
- Fri - Sat, 10:00am - 4:00pm

Call them now
t: 0800 0731945

for your free personalised quote

b simmons **L&C**

OUR HOME OFFICE PROPERTY VALUATION IS REPOSESSED IF YOU DO NOT PAY THE REQUIREMENTS ON YOUR MORTGAGE
This FSA does not regulate most ways to finance a property. The Guild of Property Professionals Mortgage Services is provided by L&C Mortgages. Mortgages Ltd. Better Home, service listed ref. BHP 892 1894. May be authorised and regulated by the
Financial Services Authority. 10, London Wall, EC2Y 5AU

b simmons

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.