

# The Drive, Langley, SL3 7DB

£325,000

Freehold

B Simmons are proud to present this lovely two bedroom house situated off the Langley Road. This property benefits from having a separate kitchen, open plan lounge/dining room, two double bedrooms with fitted wardrobes, family bathroom and a good sized rear garden. Gas central heating and double glazed windows throughout. Close proximity to shopping facilities and transport links. Walking distance to Primary, Secondary, Academy and Grammar schools. Close to bus routes leading to Slough Central, Slough Trading Estate and the High Street. Two allocated parking spaces. Easy access to M4/M25/A40 and London Heathrow. 1 Mile from Langley Railway, Elizabeth Cross Rail Line. Ideal for investment of First Time Buyer. EPC Rating TBC. Council Tax Band D. Must see to appreciate all this home as to offer.

**b simmons**

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



## Accommodation:

All room dimensions approx.

### Porch:

Front door leading to entrance hall. Storage cupboard.

### Entrance Hall:

8' 7" x 5' 9" (2.61m x 1.75m)

Door leading to kitchen and lounge/dining room. Stairs to first floor. Carpet. Radiator. Power points.

### Kitchen:

8' 5" x 7' 6" (2.56m x 2.28m)

Front aspect double glazed window. Range of wall and base units, sink and drainer, gas hob/electric oven. Air vent. Space for fridge/freezer, dishwasher and washing machine. Boiler. Tiled flooring. Power points.

### Open Plan Lounge/Dining Room:

14' 8" x 13' 7" (4.47m x 4.14m)

Rear aspect double glazed window. Patio door to rear garden. Storage cupboard. Space for a four seated dining table. Carpet. Radiator. Power points.

### Bedroom One:

12' 1" x 7' 1" (3.68m x 2.16m)

Rear aspect double glazed window. Fitted wardrobes across one side of the wall. Air vent. Carpet. Radiator. Power points.



### Bedroom Two:

11' 10" x 7' 1" (3.60m x 2.16m)

Front aspect double glazed window. Fitted wardrobes across one side of the wall. Air vent. Carpet. Radiator. Power points.

### Family Bathroom:

5' 11" x 6' 0" (1.80m x 1.83m)

Fully tiled three piece bathroom suite consisting of a bath tub with an electric power shower, sink and drainer and w.c. Air vent. Radiator.

### Landing:

Door to family bathroom, bedroom one and two. Airing cupboard with water tank inside.

### Front Garden:

Pathway leading to front door. Mainly grey limestone chipping. Partly grass/bushes.

### Rear Garden:

Good sized rear garden. Mainly laid to lawn. Grey limestone chippings from the rear door leading to paved patio area at the rear. Wooden fencing.

### Tenure:

**NB: All leasehold information must be verified by your solicitor.**

### Appointment:

Via B Simmons

Telephone: 01753 545555

Email: langley@bsimmons.co.uk

### 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

Call them now

t:0800 0731945

for your free personalised quote



YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. The FSA does not regulate most buy to let mortgages. The Guild of Property Professionals Mortgage Services is provided by L&C's Credit Brokers Ltd. Broker House, Lower Brimsell, Eastleigh, Hampshire, UK. We are authorised and regulated by the Financial Services Authority (FSA number 143002)

b simmons



L&C  
LEASERS & CREDITORS

### 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.

b simmons

T: 01753 545555 E: langley@bsimmons.co.uk bsimmons.co.uk