

Mead Avenue, Langley, Berkshire, SL3 8HS

OIEO £400,000

Freehold

b simmons

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



Within walking distance of Langley railway / Elizabeth line station and having undergone refurbishment by its current owners, B Simmons are delighted to present to the market this well presented end terrace house with it's own private driveway. An early internal viewing is recommended to avoid disappointment.

Internally the property has been well loved by its current owners and would make an ideal First Time Buy or Buy to Let investment. As you walk through the front door there are stairs leading to the first floor and an archway taking you through to the living room. The kitchen which overlooks the rear garden has been updated and increased in size, comes with the benefit of some integrated appliances, 'Oak' wooden worksurfaces, an understairs larder and a downstairs W.C. On the first floor there are two double bedrooms and a spacious bathroom comprising of an updated three piece suite with a mains shower over the bath. Outside there is a rear garden measuring approximately 60ft, laid partly to lawn with a variety of fruit trees, a garden potting shed, large patio area for outside entertaining and a summerhouse. To the front the garden has been converted to create driveway parking for two cars.

This property is ideally located within approximately 0.2 miles of Langley railway / Elizabeth line station, with Langley High Street and the Harrow Market also equidistant. Langley boasts easy access to M4, M25, M40 and London Heathrow Airport, this property is ideal for commuters by rail or road.

Council Tax Band: C / EPC Rating: D



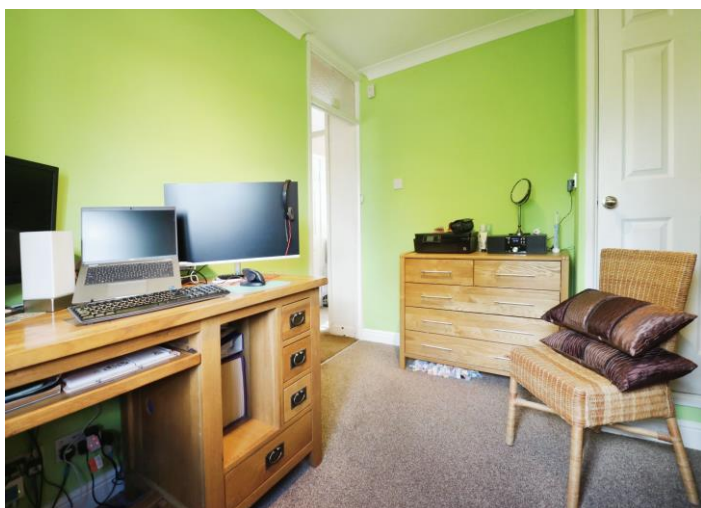
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Please contact the office to arrange a **FREE** property valuation on **01753 545555**



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### Ground Floor

Floor area 31.2 m<sup>2</sup> (336 sq.ft.)

### First Floor

Floor area 31.2 m<sup>2</sup> (336 sq.ft.)

**TOTAL: 62.4 m<sup>2</sup> (672 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](http://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.