

24 Barton Road, Langley, Berkshire, SL3 8DF

Freehold - £575,000

B Simmons are delighted to offer to the market this large and extended three bedroomed family home in the heart of Langley and located just a short 0.3 Mile walk to Langley Railway Station and future crossrail link. Marketed with no onward chain, buyers looking for a substantial family home with huge scope for extension will want to arrange a viewing appointment as soon as possible.

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Accessed via a porch, the downstairs boasts multiple reception areas, a study, downstairs cloakroom / shower room before leading on to the six-meter extension to the rear, housing the modern open-plan kitchen and dining area, with ample utility space and stunning skylights flooding the room with natural light. The kitchen also has a breakfast bar / island and overlooks the raised flat garden.

On the first floor, the property benefits from a spacious landing, a modern re-fitted bathroom, two large double-sized bedrooms and one single bedroom. The property benefits from huge scope for extension, with ample space for a loft conversion which many properties nearby have already completed.

The property also has a large plot to the side, allowing vehicular access to the rear garden but also offering further potential to extend, subject to planning permission, and several nearby properties have also utilised their space by building a double story extension, allowing for a garage or further reception areas on the ground floor but also additional bedroom space on the first floor.

Barton Road is a short 0.3 Mile walk to both Langley Railway and future Crossrail link but also the high street and all the amenities on offer in Langley.

The property is also ideally situated just a short walk from the hugely popular Langley Academy, Langley & St Bernards Grammar Schools, whilst other schools such as Langley College, Langley Hall, Marish and Ryvers are also a stones throw away.

Please call B Simmons today to arrange your viewing appointment for this tremendous family home.



- **** No Onward Chain ****
- Open Plan Kitchen / Dining Room
- Two Reception Rooms
- Separate Study Room
- Ground Floor Shower Room
- Brick-built Studio in Rear Garden
- Driveway Parking for Multiple Cars
- Huge Potential to Extend (STPP)
- Three Good-sized Bedrooms
- Modern Re-Fitted Bathroom
- Popular Residential Location
- 0.3 Miles to Langley Railway Station & Future Crossrail
- Council Tax Band: E
- EPC Rating: E

Tenure:

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

Appointment: Via B Simmons t:01753 545555 e:langley@bsimmons.co.uk

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