

24 Barton Road, Langley, Berkshire, SL3 8DF

Freehold - £575,000

B Simmons are delighted to offer to the market this large and extended three bedrooomed 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.



b simmons

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bsimmons.co.uk

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 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

YOUR HOME COULD BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE
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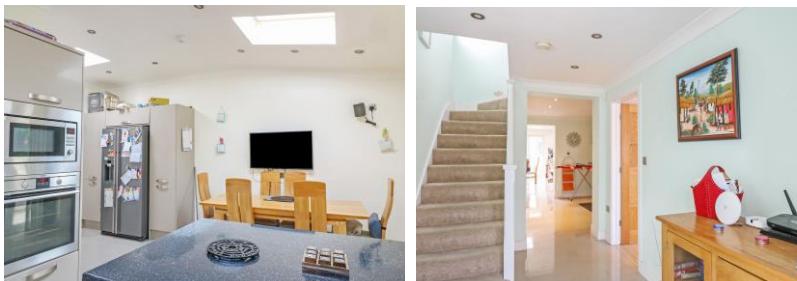


MONEY LAUNDERING REGULATIONS 2003

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.



- ** 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