

Laburnum Grove, Langley, Berkshire, SL3 8QS

£275,000

Leasehold

b simmons

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



Tucked away in a cul-de-sac location, B Simmons are pleased to present to the market this ground floor maisonette with its own private garden. Offered with no onward chain, this would make an ideal First Time Buy or Buy to Let investment. An internal viewing is highly recommended. The property has its own private entrance and offers spacious accommodation. As you enter through the front door you walk into an 'L' shaped hallway with two built in storage cupboards and doors providing access to; a 15'0 lounge/diner with ample space for a table and chairs, a fitted kitchen with a built in larder, a recess for a fridge/freezer and a door to the outside. There is a contemporary bathroom fitted with a white suite with a shower attachment over the bath and there is a separate W.C. Outside there is a private easy to maintain rear garden, laid to patio with a large storage shed, outside tap and gate giving side access. To the front of the property the garden also belongs to the ground floor and could lend itself subject to planning permission, to be changed to provide off street parking. Further benefits of this home include double glazing and gas central heating with a Worcester/Bosch combination boiler updated by the current owner.

The property is well located within walking distance of local shops, bus routes, good road links to Heathrow airport and easy motorway access to junction 5 of the M4/M40/M25.

Property Information: Lease Remaining: Approx. 900 + Years  
Building Insurance: Approx £424.95 per annum  
Ground Rent: Approx £10.00 per annum  
EPC Rating : D / Council Tax Band: C  
(to be verified by a solicitor)

Laburnum Grove, Langley, Berkshire, SL3 8QS



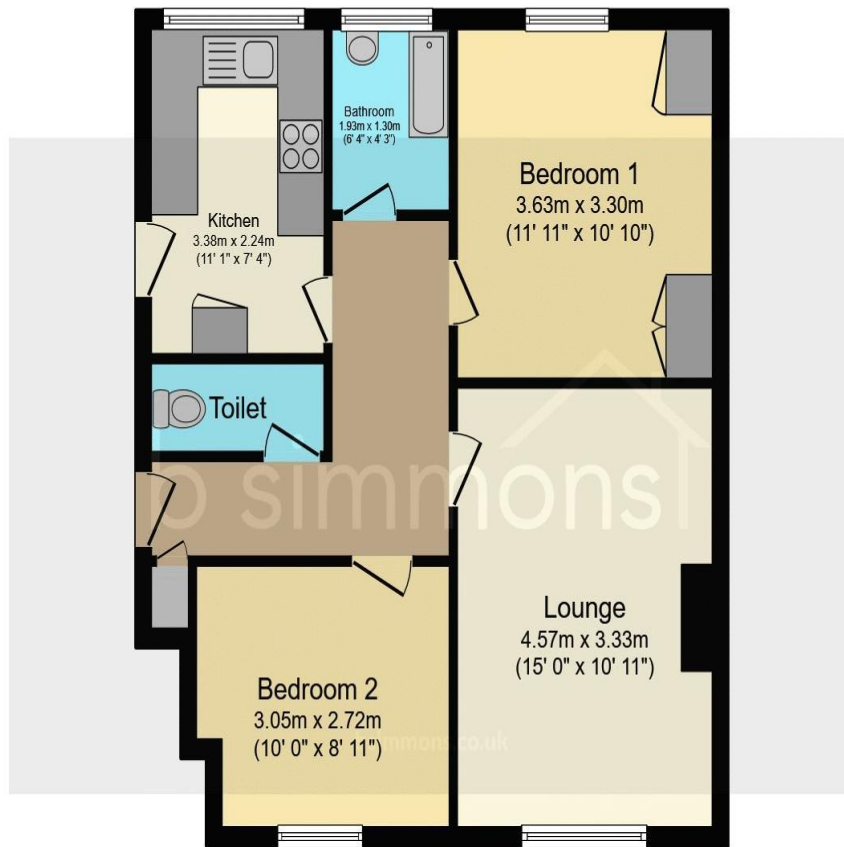
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

## Laburnum Grove, Langley, Berkshire, SL3 8QS



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

# Laburnum Grove, Langley, Berkshire, SL3 8QS



## Ground Floor

Floor area 60.7 sq.m. (652 sq.ft.)

Total floor area: 60.7 sq.m. (652 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)

**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 OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. The FSA does not regulate mortgage brokering. The Guild of Property Professionals Mortgage Services is provided by Lender & Country Mortgage Ltd. B. Simmons & Sons are authorised and regulated by the Financial Services Authority, FSA number 143002.

Call them now  
**t:0800 0731945**  
for your free personalised quote



**b simmons**

T: 01753 545555 E: [langley@bsimmons.co.uk](mailto: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.