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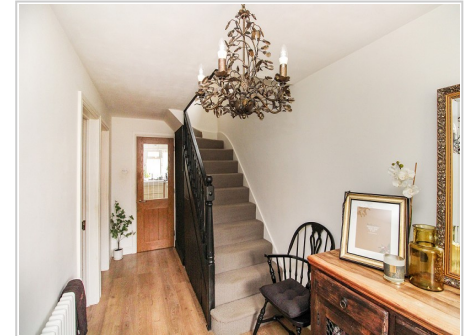
£445,000



- EXTENDED THREE BEDROOM SEMI DETACHED
- SPACIOUS ENTRANCE HALL
- RECEPTION ROOM
- LOUNGE/DINING ROOM
- REFITTED KITCHEN
- DRIVEWAY FOR SEVERAL VEHICLES
- ENCLOSED REAR GARDEN
- CONSERVATORY
- POPULAR LOCATION

Ref: PRA13007

Viewing Instructions: Strictly By Appointment Only



General Description

Zoom are delighted to offer for sale this well presented and extended three bedroom semi detached home located within the popular area of Langley Green. In brief the accommodation comprises of a spacious entrance hall, which leads to the refitted kitchen with a range of integrated appliances and Rangemaster oven, a reception room which is currently being used as a bedroom but would be ideal as a separate lounge or dining room and the large lounge/dining room which is open to the conservatory. On the first floor are three good sized bedrooms and a modern family bathroom.

Outside the property is an enclosed rear garden with summer house and shed.

To the front of the property is a driveway for several vehicles.

Further benefits include double glazed windows, gas central heating and no onward chain.

Conveniently positioned within close proximity to many amenities an internal viewing comes highly recommended to appreciate in full.

Accommodation

Front Door

Opening to;



Entrance Hall

Stairs to first floor, radiator, under stairs cupboard, doors to;



Kitchen (16' 04" x 7' 02") or (4.98m x 2.18m)

Equipped in a range of base and eye level units comprising an inset double sink with mixer tap, Rangemaster oven with hood over, integrated fridge/freezer, washing machine, tumble dryer, window to side, window to rear, tiled flooring, cupboard.



Lounge/Dining Room (20' 08" x 10' 07") or (6.30m x 3.23m)

TV Point, fireplace, radiator, open plan to conservatory.



Conservatory (10' 05" x 7' 06") or (3.18m x 2.29m)

Double doors to garden.



Reception Room (11' 06" x 11' 02") or (3.51m x 3.40m)

Currently used as a fourth bedroom, window to front, radiator.

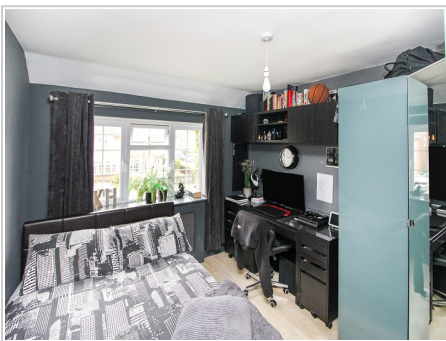
First Floor Landing

Window to side, cupboard, loft access, doors to;



Bedroom 1 (12' 04" x 11' 02") or (3.76m x 3.40m)

Window to rear, radiator.



Bedroom 2 (11' 03" x 9' 08") or (3.43m x 2.95m)

Window to front, radiator.



Bedroom 3 (8' 07" x 7' 08") or (2.62m x 2.34m)

Window to front, radiator.



Bathroom

Comprising a shower cubicle, double wash hand basin vanity unit, low flush WC, heated towel rail, tiled walls, window.



Rear Garden

Fully enclosed with gated side access, patio area, area of lawn, summerhouse with power and light, shed.

Driveway

To front for several vehicles

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:67

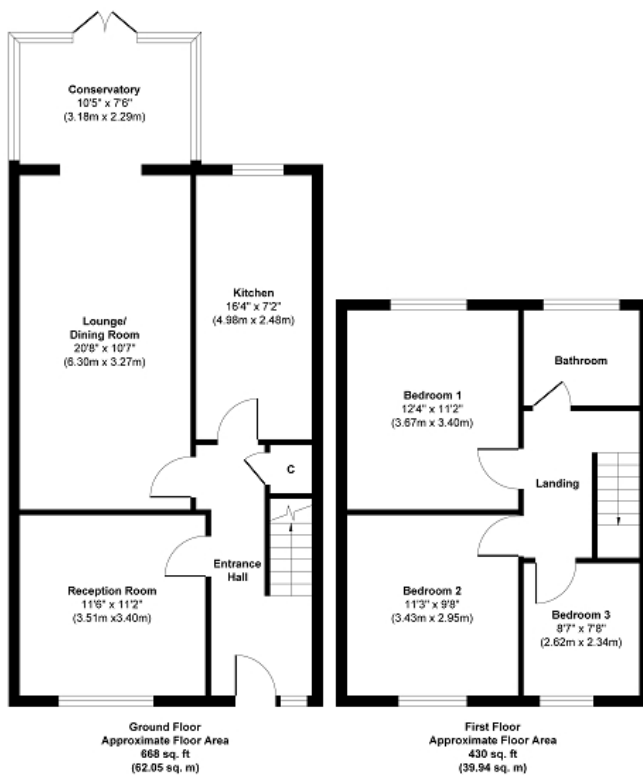
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





Ground Floor
Approximate Floor Area
868 sq. ft
(82.05 sq. m)

First Floor
Approximate Floor Area
430 sq. ft
(39.94 sq. m)

Approx. Gross Internal Floor Area 1098 sq. ft / 101.99 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.