

The **Frost** Partnership

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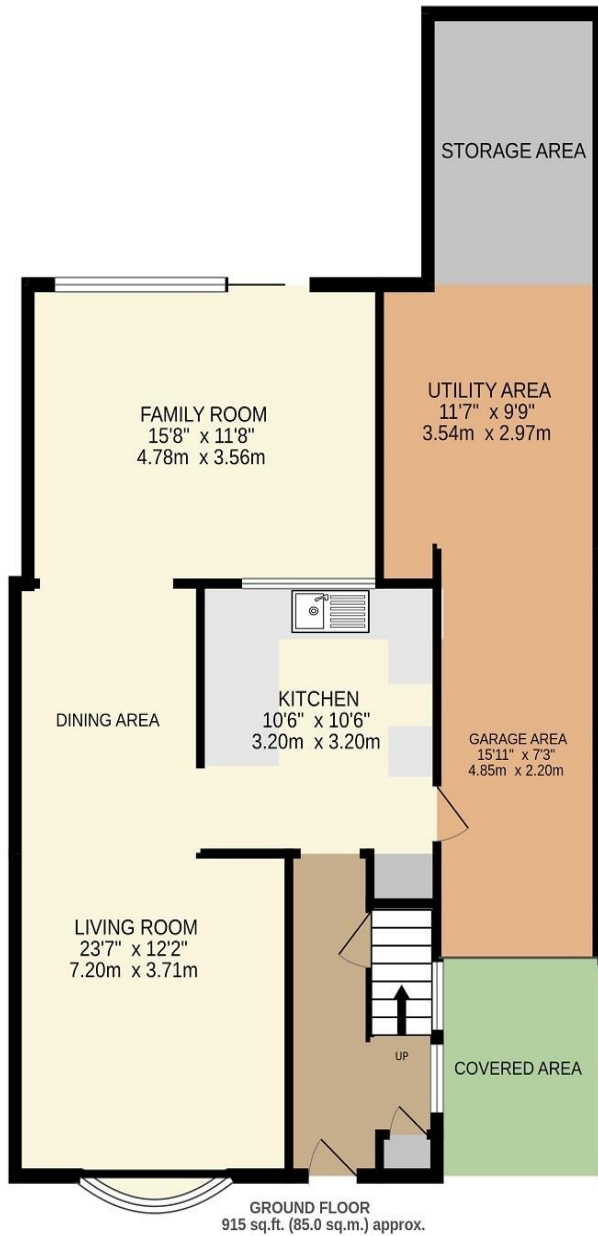
58 Laburnum Grove, Langley, Berkshire, SL3 8QU

£535,000 Freehold



- Three bedroom semi detached house
- Double garage/storage space
- Potential to extend (STPP)

- Recently modernised and in good condition
- Three reception rooms
- Off street parking



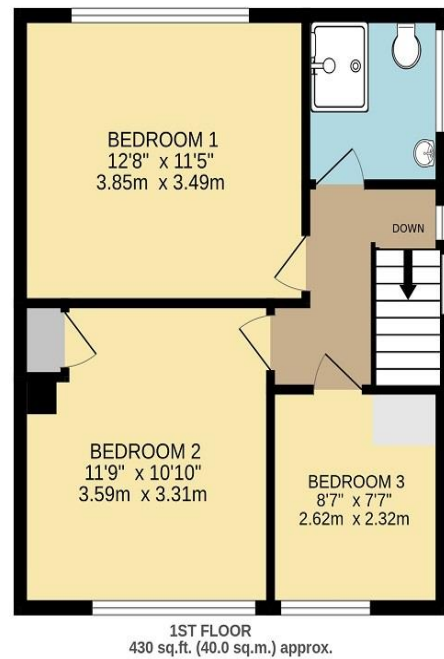
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LABURNUM ROAD, LANGLEY, BERKSHIRE, SL3 8QU

TOTAL FLOOR AREA : 1345 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOT TO SCALE



Property Description

The Frost Partnership are proud to bring to the market this recently modernised, three bedroom semi detached extended home with double garage / additional storage space. The property is in a good condition throughout and benefits from a convenient location close to motorway links, popular schools and amenities.

The accommodation comprises:-

Ground Floor

Property accessed from the front via covered entrance to:-

Entrance Hall

Consists of laminate flooring, radiator, cloak cupboard, storage under the stairs, double glazed window to side, stairs to the first floor, door to:-

Open Plan Kitchen/Dining Area

Consists of ample storage space, recess and plumbing for free standing appliances, gas connection, sink, laminate flooring, double glazed door that leads into the garage/storage area, archway leads in to:-

Family Room/Rear Extension

Consists of laminate flooring, plug sockets, large double glazed triple patio doors leading on to the rear garden.

Main Reception

Consists of laminate flooring, radiator, double glazed bay window facing the front of the property, fire surround.

First Floor

Landing with doors leading to:-

Bedroom 1

Laminate flooring, radiator, double glazed window facing the rear of the property.

Bedroom 2

Consists of built-in storage cupboard, laminate flooring, double glazed window facing the front of the property.

Bedroom 3

Consists of double glazed window facing the front of the property, radiator, laminate flooring.

Main Bathroom

Recently refurbished, tiled floor to ceiling, corner shower unit with additional shower head extension, low level w.c., pedestal sink, double glazed obscure window to rear.

Outside

To the front of the property is a driveway for two cars, double garage/storage with electric powered doors, a covered entrance area and access via kitchen - this is a large space which could house 2 vehicles, be used as a play area or storage, potential to extend with planning approval.

To the rear is a patio garden which is easy to maintain with trees and shrubs.

EPC Rating: B

Council Tax Band: D

VIEWING

Via The Frost Partnership, Clayton Parade, High Street, Berkshire

Telephone: 01753 583999 Email: langley@frostweb.co.uk

AGENT'S NOTE

Mortgage Advice Bureau (MAB) We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Solicitors

We are pleased to confirm that we offer you and all our clients the opportunity to consult with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement. It is your decision whether you choose to deal with any of the panel of solicitors. Should you decide to use one of them, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from them. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.