

The **Frost** Partnership

Langley Sales: T: 01753 583999 E: langley@frostweb.co.uk

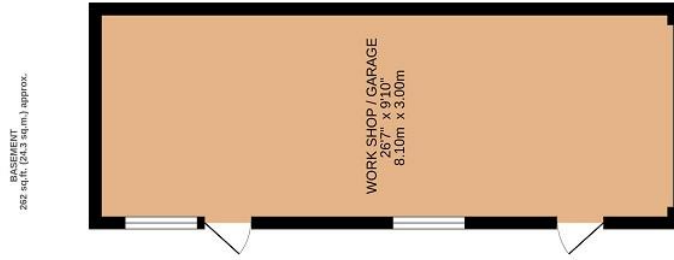
13 Blandford Road South, Langley, Berkshire, SL3 7RT

Guide Price £600,000 Freehold



- Extended semi-detached house
- 3 bedrooms
- 2 reception rooms

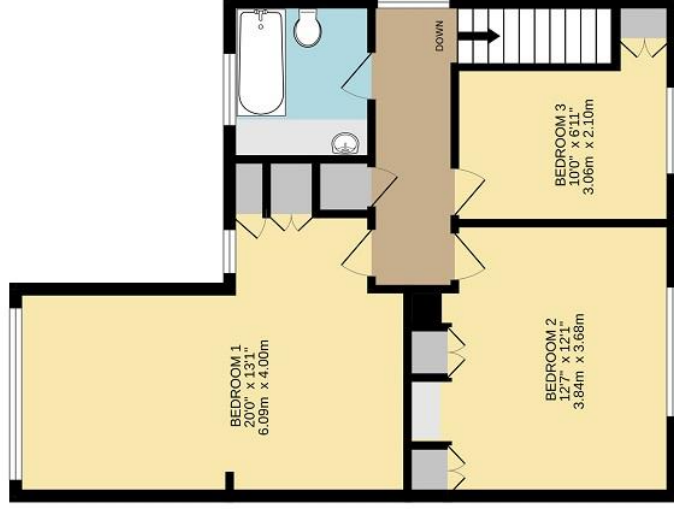
- Rarely available property
- End of chain
- Popular cul-de-sac



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



NOT TO SCALE

The Frost Partnership

BLANDFORD ROAD SOUTH, LANGLEY, BERKSHIRE, SL3 7RT

TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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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Property Description

The Frost Partnership bring to the market this extended 3 bedroom 2 reception room semi-detached house. Located in a rarely available and sought after cul-de-sac. Convenient for both local shops as well as popular and well regarded schools. The property itself does require some updating but represents a blank canvas for the new owners to choose their own bathroom and kitchen styles.

The accommodation comprises:-

Ground Floor

Entrance Hall

Stairs to first floor.

Cloakroom

Low level w.c., wash hand basin, side aspect double glazed window, tiled walls.

Lounge

Front aspect double glazed bay window, wall lights, gas fire, door to:-

Dining Room

Display fireplace, recessed alcove, rear aspect double glazed window, radiator.

Kitchen/Breakfast Room

Single drainer sink unit with mixer tap, eye and base level units, worktop surfaces incorporating 4 ring gas hob, fitted double oven, appliance space, tiled surround, tiled flooring, double glazed door to side, storage cupboard, side aspect double glazed windows, radiator.

First Floor

Landing

Access to loft, side aspect double glazed window.

Bedroom 1

A good size room, rear aspect double glazed window, radiator.

Bedroom 2

Front aspect double glazed window, radiator.

Bedroom 3

Front aspect double glazed window, radiator.

Bathroom

Coloured suite comprising panel enclosed bath, vanity wash hand basin, low level w.c., rear aspect double glazed obscure window.

Outside

The southerly facing rear garden is low maintenance being patioed with an area of lawn with flower and shrub borders.

Garage with parking, approached via shared driveway.

Council Tax Band: D

EPC Rating: D

VIEWING

Via The Frost Partnership, 6 Clayton Parade, High Street, Berkshire SL3 8HE

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.