

# The **Frost** Partnership

Langley Sales: T: 01753 583999 E: [langley@frostweb.co.uk](mailto:langley@frostweb.co.uk)

**89 Tamar Way, Langley, SL3 8SY**

**£420,000 Freehold**

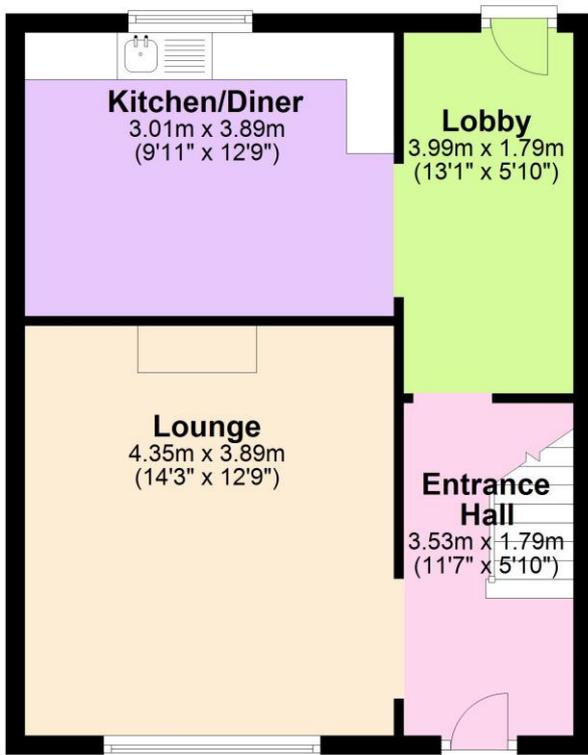


- **Three bedrooms**
- **Convenient location**
- **Ample storage**

- **Great potential**
- **Double glazed**
- **No onward chain**

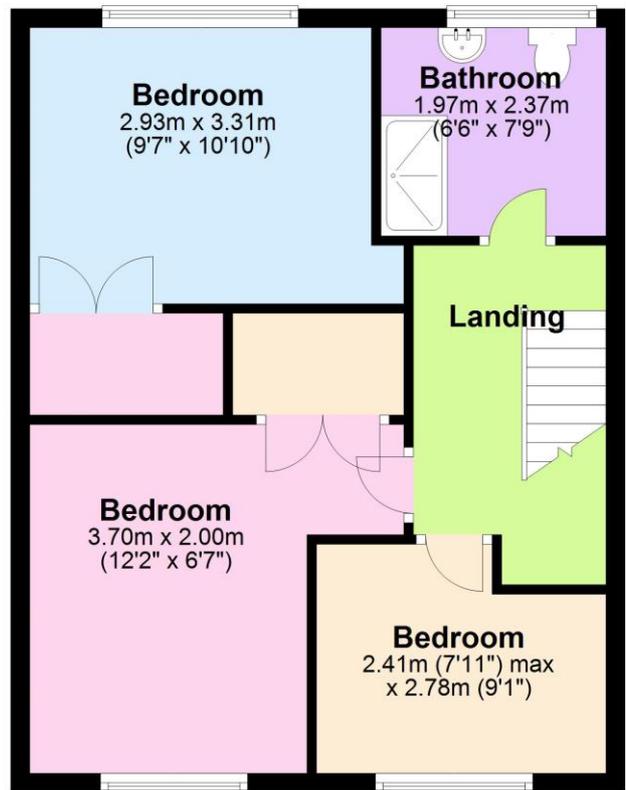
### Ground Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



### First Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



Total area: approx. 88.6 sq. metres (954.0 sq. feet)

## **Property Description**

A three bedroom mid terrace property that offers great potential with off street parking via rear access.

## **Location**

Langley is a highly desirable location renowned for its Grammar schools, Langley mainline train station (Crossrail is due 2023), various bus routes, the motorway network is easily accessible as is London Heathrow.

## **The accommodation comprises:-**

### **Ground Floor**

#### **Entrance Hall**

Stairs to first floor.

#### **Lounge**

Gas fire with brick surround fireplace, front aspect double glazed window, radiator.

#### **Kitchen**

One and half single drainer sink unit with mixer tap, eye and base level units, worktop space, appliance space, rear aspect double glazed window, radiator.

#### **Inner Hall**

Understairs storage cupboard, additional storage, door to garden.

### **First Floor**

#### **Landing**

Access to loft.

#### **Bedroom 1**

Front aspect double glazed window, radiator.

#### **Bedroom 2**

Rear aspect double glazed window, radiator.

#### **Bedroom 3**

Front aspect double glazed window, radiator.

#### **Bathroom**

Tiled walk in shower, low level w.c., wash hand basin, rear aspect obscure double glazed window.

### **Outside**

Front garden is enclosed.

Rear garden is private enclosed with patio area, path and laid to lawn.

#### **Parking**

To the rear for 1 vehicle.

**EPC Rating: C**

**Council Tax Band: C**

## **VIEWING**

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

**Telephone: 01753 583999 Email: [langley@frostweb.co.uk](mailto:langley@frostweb.co.uk)**

#### AGENT'S NOTE

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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.

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We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. 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.