

The **Frost** Partnership

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

29 Tobermory Close, Langley, Berkshire SL3 7JG

Guide Price £500,000 Freehold

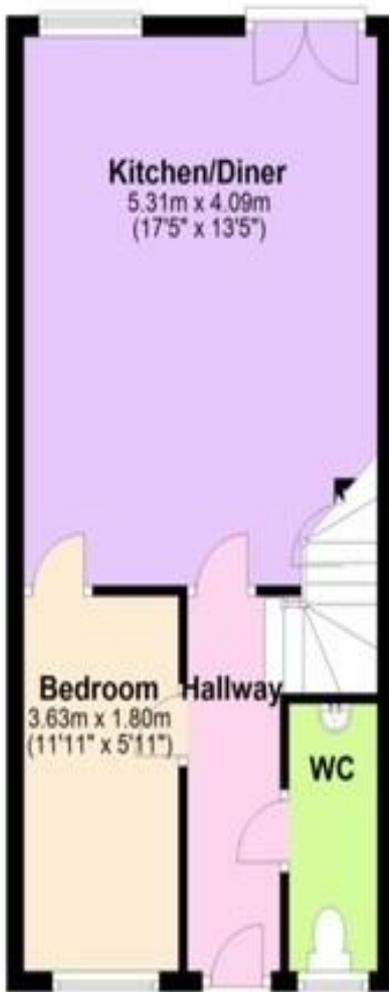


- 3/4 bedroom town house
- Convenient for local schools
- Popular cul-de-sac

- End of chain
- Allocated parking
- Versatile accommodation

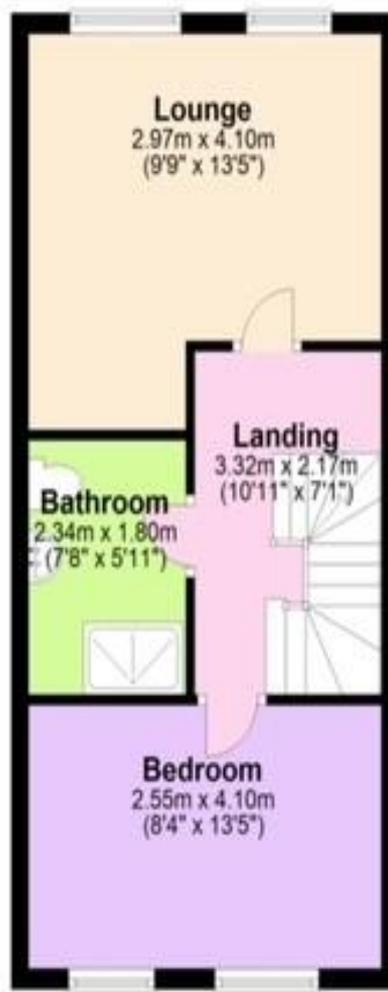
Ground Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



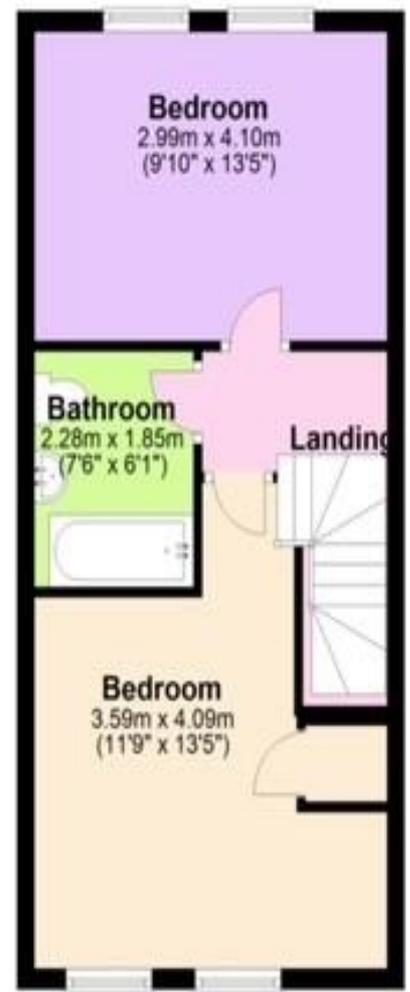
First Floor

Approx. 36.8 sq. metres (395.6 sq. feet)



Second Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



Total area: approx. 111.0 sq. metres (1194.9 sq. feet)

The Frost Partnership is proud to offer a 3/4 bedroom town house with 2 bathrooms plus downstairs cloakroom, situated in a popular residential cul-de-sac. The property is in a convenient location near good schools, amenities and travel links, Langley station (with Crossrail not too far away).

The accommodation comprises:-

Ground Floor

Entrance Hall

Stairs to first floor, radiator

Cloakroom

Low level w.c., wash hand basin, frosted front aspect double glazed window.

Kitchen

Open plan with ample storage units, one and a half bowl single drainer sink unit, integrated gas hob with oven under, work top space, wall mounted boiler for central heating, appliance space for free standing appliances.

Dining Area

Rear aspect double glazed window, radiator, lino, double French doors leading to garden.

Bedroom 4/Study

Front aspect double glazed window, radiator, carpet.

First Floor

Landing

Stairs to second floor.

Lounge

Rear aspect double glazed windows, radiator, carpet.

Bedroom 1

Good sized double bedroom, front aspect double glazed window, radiator.

Shower Room

Tiled double shower cubicle, pedestal wash hand basin, low level w.c.

Second Floor

Landing

Storage cupboard.

Bedroom 2

Front aspect double glazed window, airing cupboard, radiator, carpet.

Bedroom 3

Rear aspect double glazed window, radiator, carpet.

Family Bathroom

Suite comprising panel enclosed bath, tiled surround, low level w.c., wash hand basin.

Outside

Allocated parking bay at front of property, additional visitor spaces.

Rear of property is a private enclosed fenced garden mainly laid to lawn with patio area.

EPC Rating: C

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.

Home Legal Services (HLS)

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.