



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



42 Willoughby Road, Langley, Berkshire. SL3 8JH.

£550,000 Freehold

Hilton King & Locke are delighted to present to the market this substantial four-bedroom end-of-terrace character cottage, ideally located in the popular area of Langleigh. The property offers convenient access to motorway links, local bus routes, an array of amenities, and several highly regarded schools, making it an excellent choice for families and commuters alike.

Upon entering, you are greeted by an inviting hallway that leads to various areas of the home. The front-facing reception room is bright and airy, providing ample space for a three-piece sofa set and coffee table. A charming feature of this room is the working fireplace, adding warmth and character to the space. Leading on from here, the dining room benefits from built-in storage, helping to keep the area neat and clutter-free. Flooded with natural light, it is an ideal setting for entertaining and family gatherings.

At the heart of the home is the open-plan kitchen with a family island, offering plenty of eye and base level units along with space for freestanding appliances. This area enjoys a lovely flow to the garden, making it a practical and sociable space.

To the first floor, there are three generously sized double bedrooms, with one featuring a period fireplace and ample room for freestanding furniture. Bedroom two further benefits from fitted wardrobes, and a well-appointed three-piece family bathroom completes this level. The second floor features a tastefully converted loft, measuring an impressive 23'5 x 13'7, providing a wonderful master suite with eaves storage and an en-suite shower room.

Externally, the property offers gated parking for multiple vehicles, ensuring both security and convenience. The rear garden has been beautifully maintained by the current owners, featuring a patio area, mature shrub borders, and a well-kept lawn. There is also a shed, ideal for garden storage, and side access located behind the gates. This charming character cottage perfectly



combines period features with modern family living and is situated in a highly desirable Langley location.

LOCATION

This property is perfectly located, close to the High Street with its array of shops and amenities.

Langley Station, now on the Elizabeth Line (Crossrail route), is located within easy reach, and the M4, M25 and M40 plus Heathrow are also easily accessible.

A host of renowned schools including Langley Hall and Marish Primary are within a short distance, as are Langley Grammar, Upton Court Grammar, St Bernard Grammar and Langley Academy.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



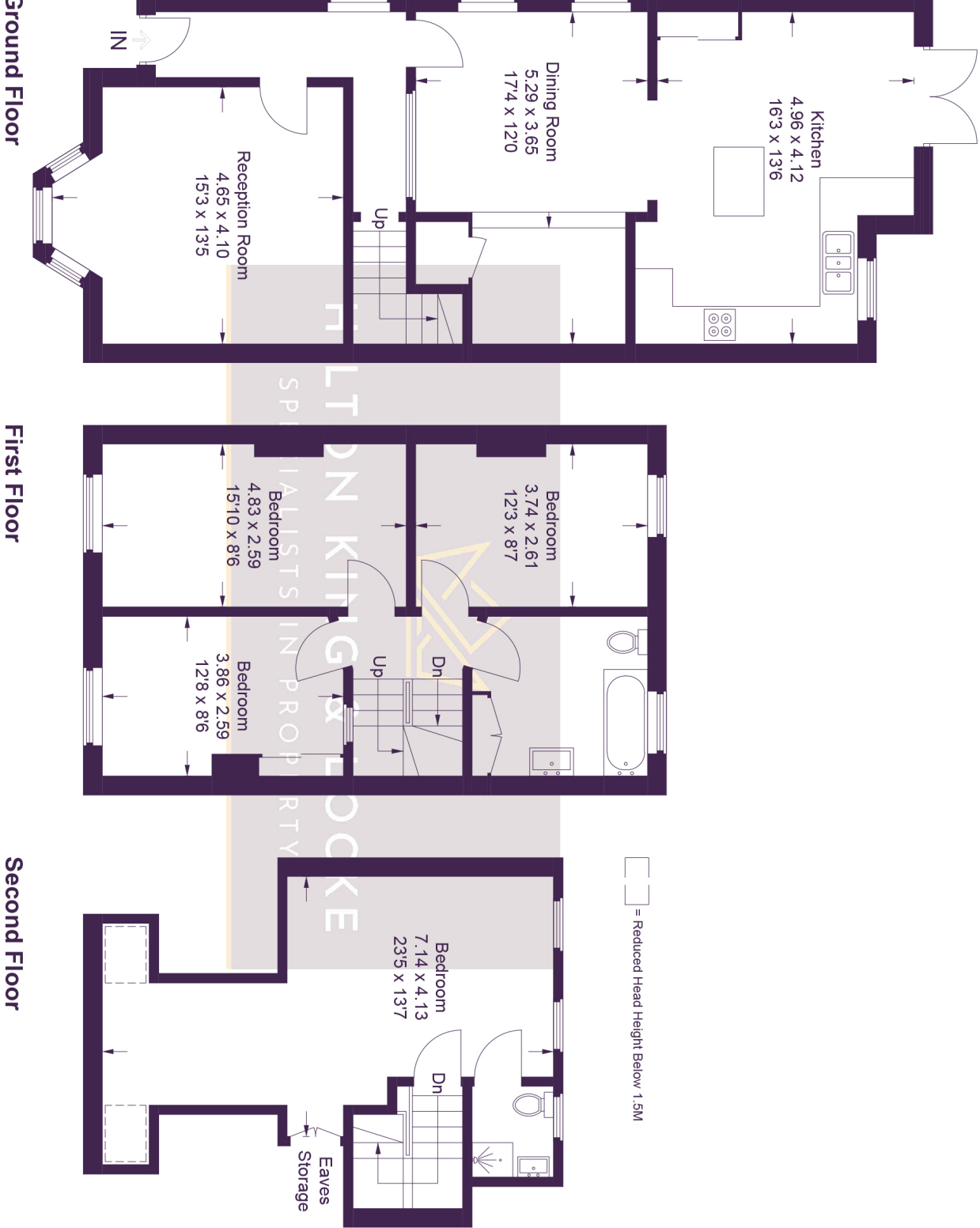
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42 Willoughby Road



Approximate Gross Internal Area
Ground Floor = 67.3 sq m / 724 sq ft
First Floor = 46.1 sq m / 496 sq ft
Second Floor = 27.8 sq m / 299 sq ft
Total = 141.2 sq m / 1,519 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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