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56 Station Road, Langley, Berkshire. SL3 8BT.

£700,000 Freehold

An extended four bedroom, two bathroom semi detached family home which is perfectly situated by a short walk to both Langley Station (and therefore Crossrail/Elizabeth Line) and the High Street that has many amenities including a GP, a dentists and a variety of shops. An abundance of renowned schools are also within short proximity. In total, this property has an impressive 1418 square ft of accommodation on offer.

Accommodation on the ground floor includes an entrance porch that leads to a spacious 22'8 x 14'11 main reception/living room which also offers space to formally dine, a 14'6 x 8'4 rear aspect kitchen, a utility that gives you access to the garden. There is also a shower room and direct access to the integral 17' x 8'1 garage.

On the first floor are four great sized bedrooms and a family bathroom. Bedroom one measures 15'9 x 8'7 and faces the front, bedroom two is 11'2 x 9'10 and overlooks the garden, as do bedrooms three and four.

Outside and to the front, the property is set well back from the road giving you a degree of seclusion, and your own drive is spacious, is block paved and therefore offers ample off street



parking, plus there is a lawn area too. The rear garden is a good size, has a lawn and patio, plus an additional garage/store which measures 15'7 x 8'2, that could also be ideal for conversion into an office or gym.

## LOCATION

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

Langley Station, now on the Elizabeth Line (Crossrail route), is located literally a couple of minutes walk across the road, 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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# 56 Station Road

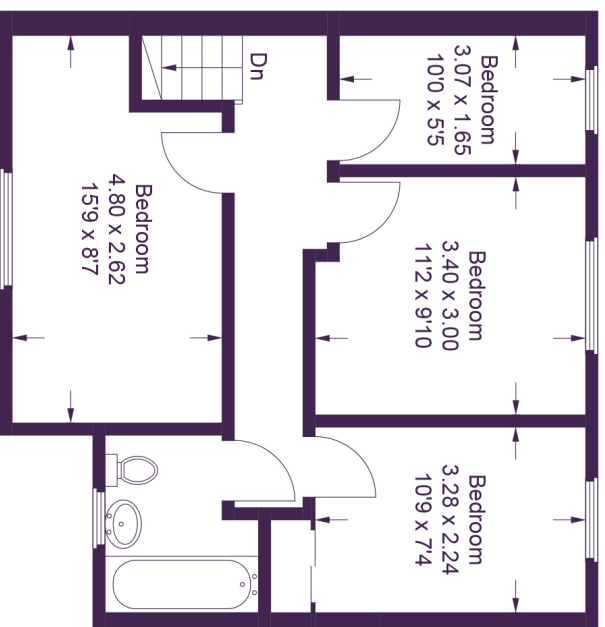
Approximate Gross Internal Area

Ground Floor = 71.7 sq m / 772 sq ft

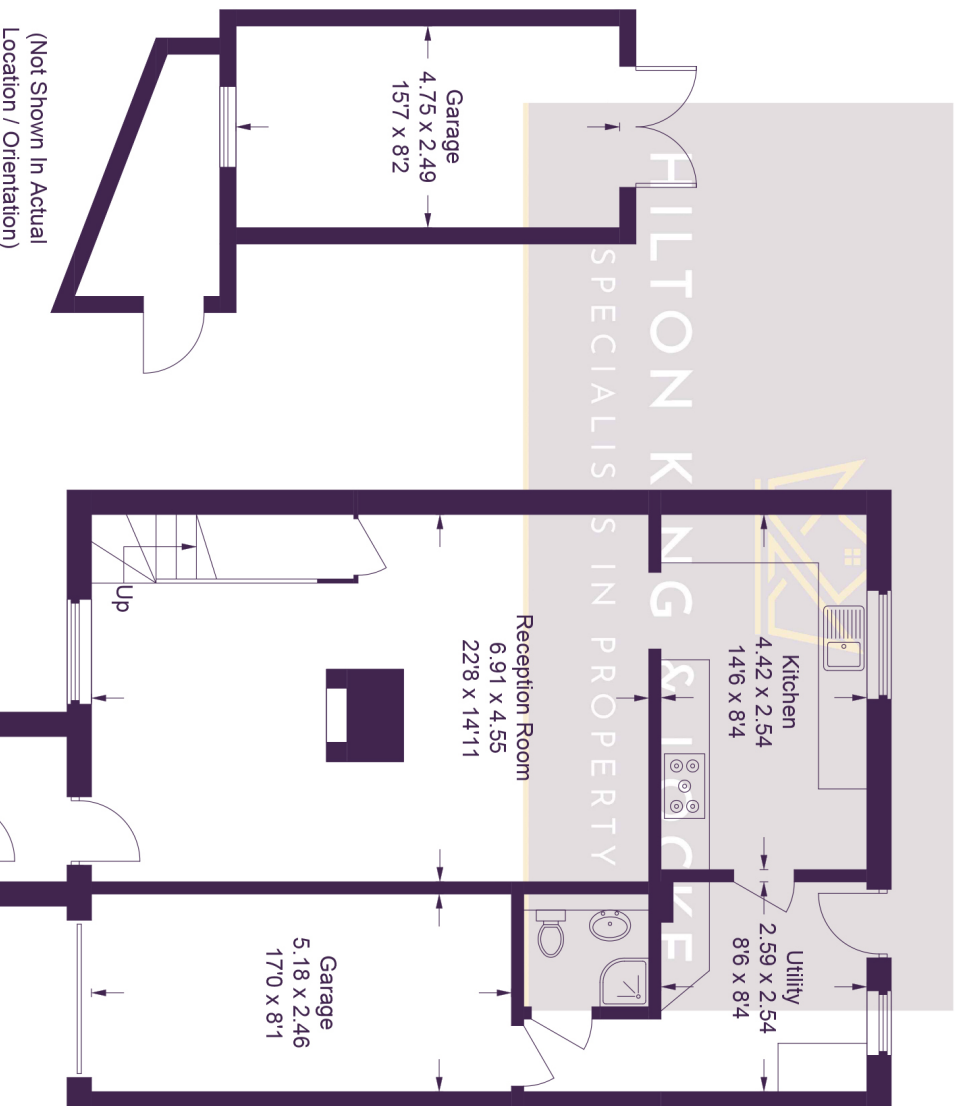
First Floor = 48.1 sq m / 518 sq ft

Garage = 11.9 sq m / 128 sq ft

Total = 131.7 sq m / 1,418 sq ft



First Floor



(Not Shown In Actual Location / Orientation)

Ground Floor

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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