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Sutton Lane, Langley, Berkshire. SL3 8BW.

£435,000 Freehold

A refurbished two bedroom semi detached house situated in a no through road nicely tucked away behind Sutton Lane, which is walking distance to the A4 and its host of amenities. Within a few minutes drive is the M4, therefore offering both quick and easy access to the M25 and Heathrow.

A standout feature is that there is space at the side to extend (subject to the usual consents).

This immaculate home comes to the market with no upper chain, so is a perfect purchase if you are looking to move in asap and without the hassle of a chain. There is a newly fitted kitchen, new bathroom, and the property has been redecorated throughout including new carpets.

Accommodation sits at 727 square ft and includes a 20'3 x 11'7 living room, a 11'7 x 10'7 kitchen with range of contemporary styled handle less units and also offers access via a rear door to the garden, plus two double first floor bedrooms measuring 11'11 x 11'7 & 11'7 x 9'5. A modern bathroom completes the first floor.



Outside, to the front, there is off street parking plus the side drive where there is the above mentioned potential to extend. To the rear the garden is secluded, and low maintenance, as it is mainly patio.

LOCATION

This property is perfectly located near the A4 with its array of shops and amenities.

Langley Station, which is now on the Crossrail route, is around 2 miles away, 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.



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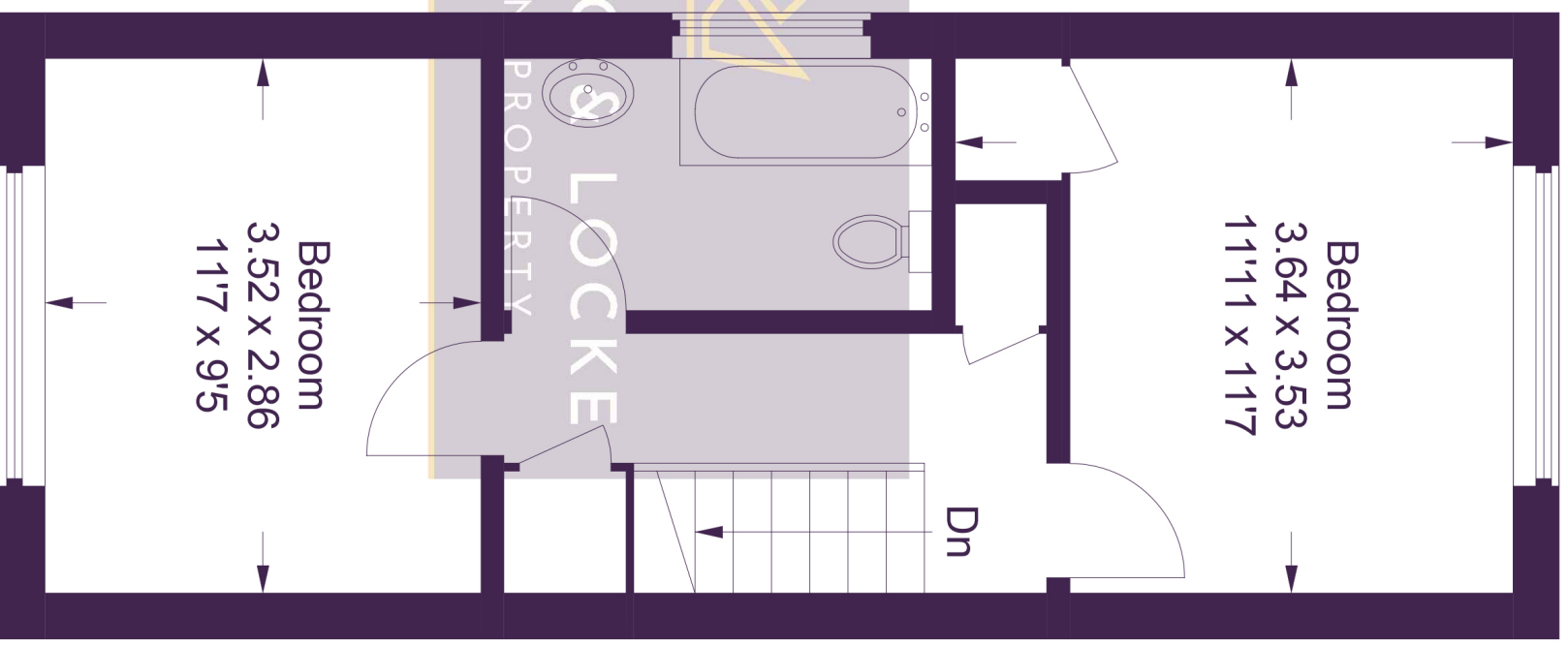
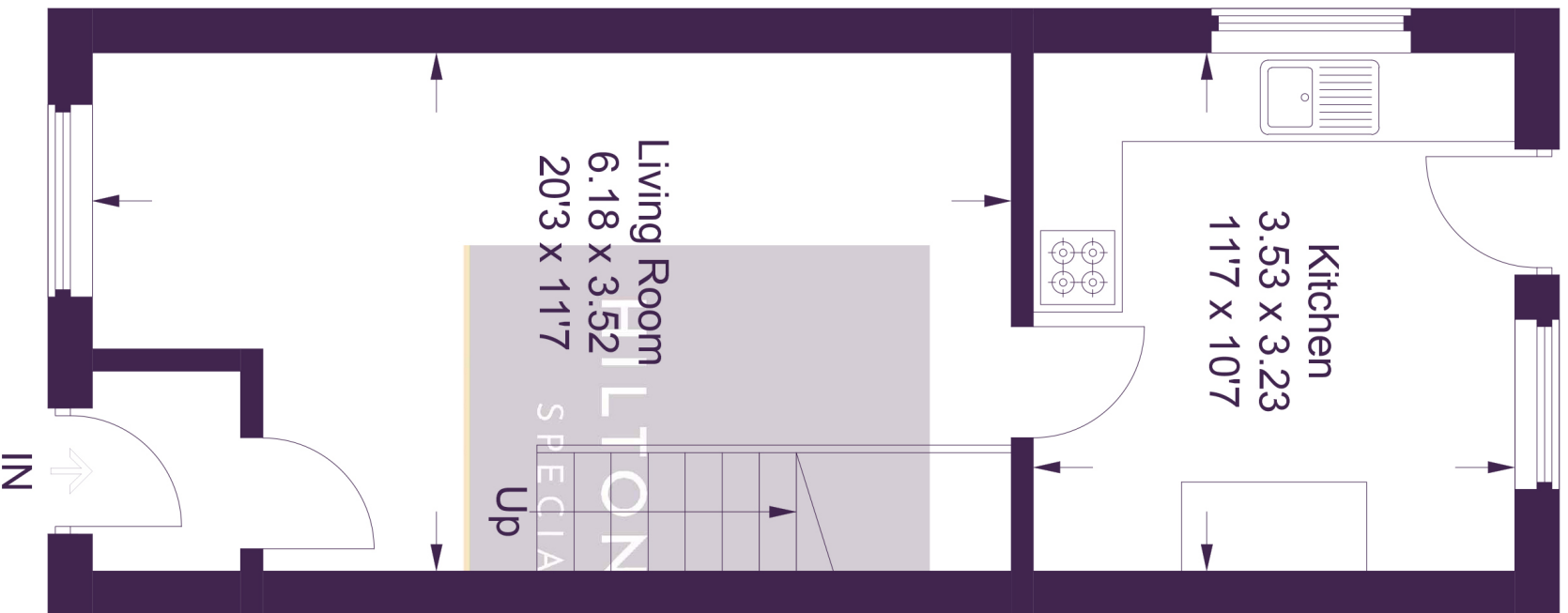
45 Sutton Lane

Approximate Gross Internal Area

Ground Floor = 33.9 sq m / 365 sq ft

First Floor = 33.6 sq m / 362 sq ft

Total = 67.5 sq m / 727 sq ft



Ground Floor

First 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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