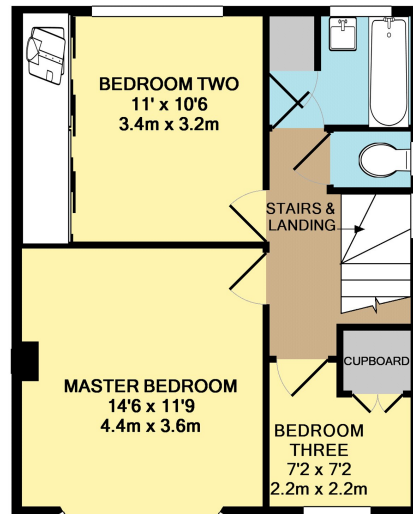


GROUND FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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46 Marlborough Road, Langley, SL3 7LH



£399,950 Freehold

Three bedroom semi-detached house in the Castleview School catchment beind sold with no onward chain. The property requires modernisation, although does benefit from double glazing and gas central heating. There are two separate reception rooms, kitchen, two double bedrooms, third single bedroom, bathroom, separate WC, good size garden and own drive to garage. There is scope for extension to the rear (STP).

Disclaimer

Whilst every effort has been made in the preparation of these particulars and they are believed to fairly describe the property, intending purchasers must satisfy themselves by inspection and or/professional advice as to their accuracy. Neither The Flatman Partnership nor its employees or representatives warrant their accuracy. These particulars do not form any part of an offer or contract nor do they form part of any guarantee in respect of this property.

GROUND FLOOR

Porch

Fully enclosed porch with front door to:-

Entrance Hall

Good size hallway with a radiator, telephone point, stairs to first floor, under-stair storage cupboard, doors to:-

Sitting Room

15' x 11' (4.57m x 3.35m) Double glazed bay window to front aspect, radiator, coving.

Dining Room

11' 8" x 10' 9" (3.56m x 3.28m) Double glazed patio doors to rear garden, radiators, coving.

Kitchen

10' 7" x 7' (3.23m x 2.13m) Basic kitchen with an integrated sink unit, gas cooker point, part tiled walls, wall mounted Potterton boiler, built-in larder cupboard, door to side, double glazed window to rear aspect.

FIRST FLOOR

Landing

Spacious landing with a double glazed frosted glass window to side aspect, access to loft, doors to:-

Master Bedroom

14' 6" x 11' 9" (4.42m x 3.58m) Double glazed bay window to front aspect, radiator, coving.

Bedroom Two

11' x 10' 6" Not into Wardrobes (3.35m x 3.20m) Double glazed window to rear aspect, radiator, coving, range of fitted wardrobes.

Bedroom Three

7' 2" x 7' 2" (2.18m x 2.18m) Double glazed window to front aspect, radiator, built-in cupboard.

Bathroom

Enclosed bath, wash hand basin, radiator, tiled walls, built-in cupboard housing hot water cylinder & immersion, double glazed frosted glass window to rear aspect.

Separate W.C.

Low-flush WC, double glazed frosted glass window to side aspect.

OUTSIDE

Garage

There is multiple off street parking on own drive to garage.

Garden

Well tended rear garden which has been mainly laid to lawn. There is a timber shed and a paved area.

