



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



10 Wylands Road, Langley, Berkshire. SL3 8JT.

£350,000 Leasehold

Hilton King & Locke are pleased to bring to the market this well presented two-bedroom purpose-built maisonette with a private garden. The property is ideally situated within a 15-minute walk of Langley Station (Crossrail) and the Village High Street, whilst also being a short distance from major motorway links (M4/M25/M40) and Heathrow Airport. Ideal for both first time buyers and investors alike.

Features include two good sized bedrooms, bathroom, 15ft lounge/diner, modern fitted kitchen, 24ft loft room, detached garage, 31ft private rear garden, off-street parking, double glazed windows, and combination boiler. The master bedroom is a very good size at 11' 10" x 11' 3" with the added benefit of fitted wardrobes. Bedroom two is also a double bedroom and measures at an impressive 10' 8" x 7' 10"

This property benefits from a Loft Room, perfect if you work from home or need some additional storage space.

The private garden is mainly laid to lawn and is the perfect space for relaxing and enjoying time with the family. The detached garage has power and is another added benefit to this property!

A viewing is a must so please call

[01753-650033](tel:01753-650033) to avoid disappointment!

#### LOCATION

This property has excellent motorway access onto the M40,A40,M4 and M25. This is perfect for commuters going in and out of London everyday. It is also only 1.7 Miles away from Langley Station ( Cross Rail).

Being based in Langley you are also a short distance away from all the Grammar schools such as Langley Grammar, St Bernard's Grammar and also the likes of Castleview School, Langley College and Ditton Park Academy.



The property is also located a short distance from Langley High Street with lots of shops and amenities.




**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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Iver Buckinghamshire SL0 9ND

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# 10 Wylands Road

Approximate Gross Internal Area

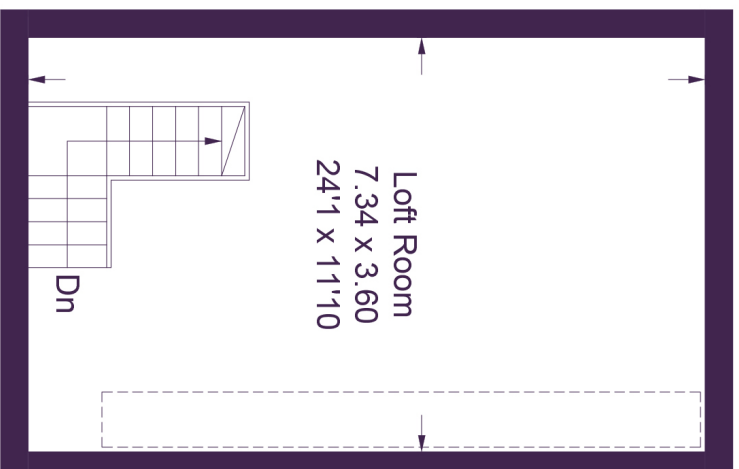
Ground Floor = 5.7 sq m / 61 sq ft

First Floor = 60.1 sq m / 647 sq ft

Second Floor = 33.1 sq m / 356 sq ft

Garage = 13.0 sq m / 140 sq ft

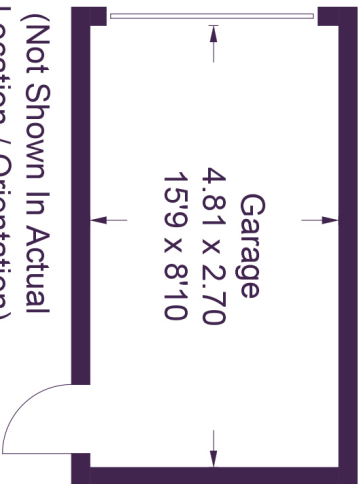
Total = 111.9 sq m / 1,204 sq ft



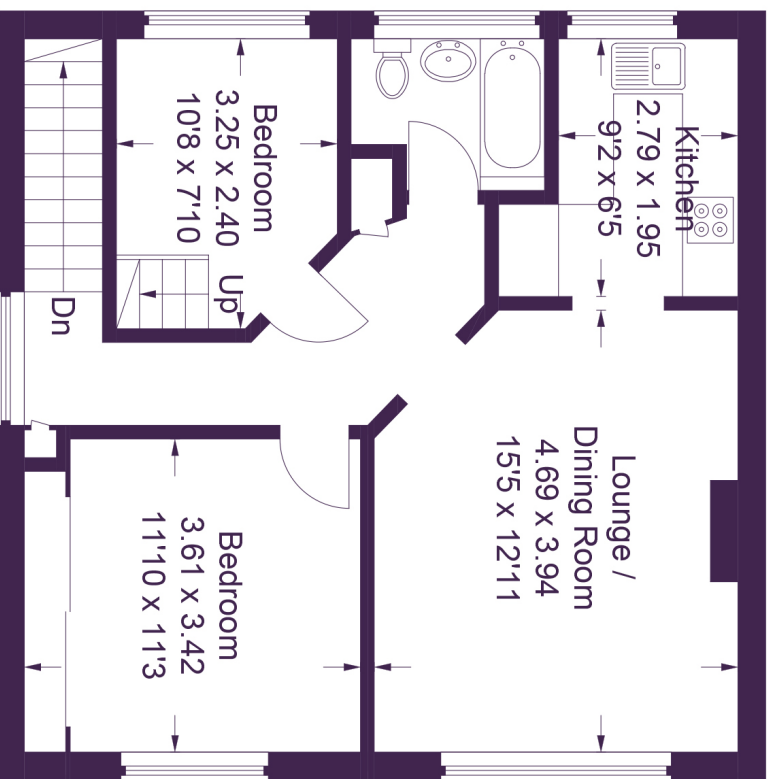
**Second Floor**



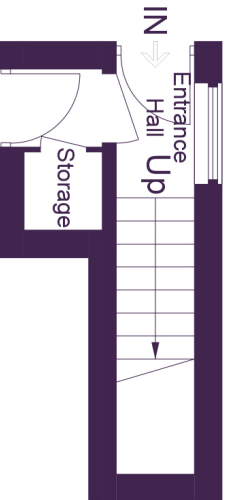
= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



**First Floor**



**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.