



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



54 Seacourt Road, Berkshire. SL3 8EW.

£585,000

Hilton King and Locke are pleased to bring to the market this excellent three-bedroom family home with the added benefit of a garage and off-street parking for 3 cars. Being in the ideal location of Langley, families will find the benefit of being 1.3 miles away from Langley Grammar school.

Nestled on Seacourt Road in Langley this well presented three-bedroom semi-detached house offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring two elegantly designed reception rooms that provide a versatile space for relaxation and entertainment.

Upon entering the property, you are greeted by ample parking spaces for three cars, providing convenience for both residents and guests as well as side access to the well-maintained garden. The porch, that is brick built provides plenty of space for shoes and coats.

The ground floor three-piece bathroom suite consists of electric underfloor heating with an intelligent controller, humidity-controlled extractor fan with pullcord and a towel rail fitted with a TRV. This property has plenty of storage options to keep the living areas clutter-free such as understairs storage.

The front aspect dining room is very light and airy and has plenty of space for a table and chairs. This room also has a fireplace that could be re-instated to allow an open fireplace to be fitted.

The modern family kitchen benefits from an abundance of eye and base level units as well as top quality Neff integrated appliances such as an oven, hob, microwave, dishwasher and washing machine with an integral tumble drier made by Caple and hob extractor. This room has the added benefit of a breakfast bar. This room has bi folding doors that you can open to give you more of an open plan feel.

The back aspect living room looks out onto the south facing garden. This room provides an abundance of light throughout and is the perfect space for relaxing or to enjoy with the family. This room has the added benefit of a wall mounted air conditioning unit to keep this room cool in the summer months as well as windows fitted with thermal glass to reduce solar heat.

This room leads out into the well maintained south facing garden that is mainly laid to lawn with plant borders. A unique feature of this property is the office space that is located outside. This room has a wall mounted air conditioning unit for both heating and cooling with light and power. This room is currently set up with a full fibre broadband connection and is also fully alarmed.

The garden provides plenty of storage options with a storage shed that has power. The seating area is the perfect space for enjoying the sunshine and the outdoors.

On the first floor you have three double bedrooms all with Gree wall mounted air conditioning units that are part of multi-split system. The master bedroom has plenty of space for free standing furniture

The loft space has a ladder and lighting and is mainly boarded.

In conclusion, this family home offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.



LOCATION

This property is located perfectly for easy access to the high street with an array of shops and amenities also Langley station Elizabeth line. There is also the benefit of Heathrow Airport being a short drive away. There are also many other schools nearby such as Langley Hall, Marish Primary, Upton Court Grammar and St Bernard Grammar.



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.



23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk



54, Seacourt Road

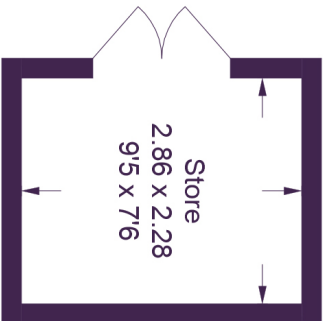
Approximate Gross Internal Area

Ground Floor = 56.3 sq m / 606 sq ft

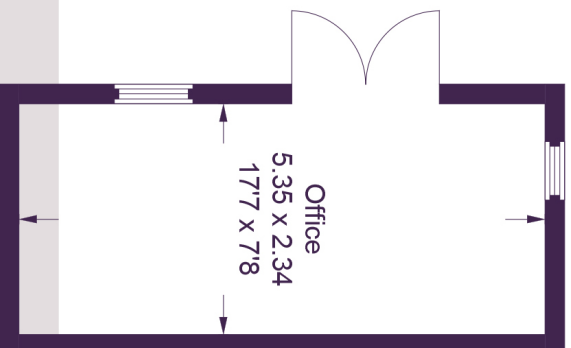
First Floor = 33.3 sq m / 358 sq ft

Outbuildings = 31.4 sq m / 338 sq ft

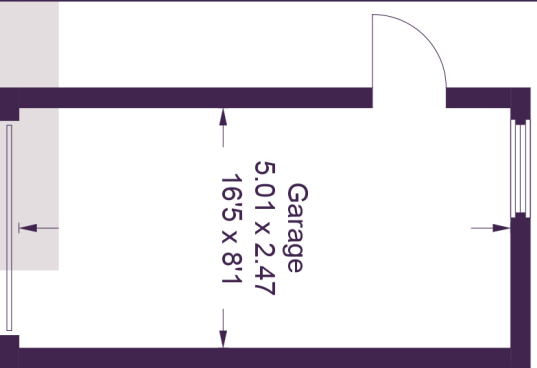
Total = 121.0 sq m / 1,302 sq ft



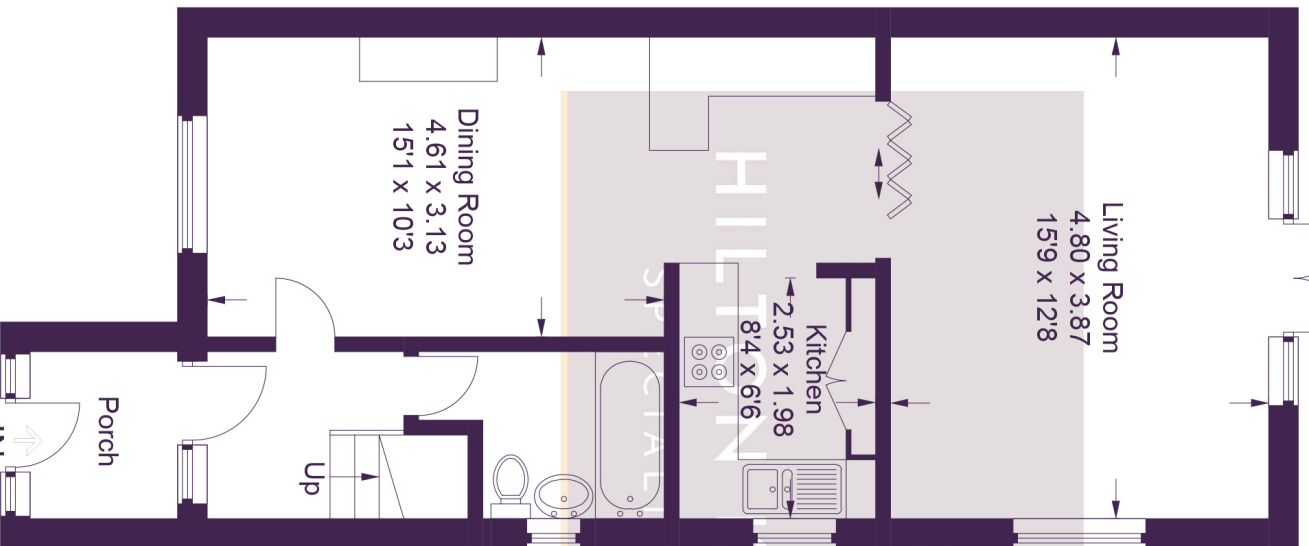
(Not Shown In Actual Location / Orientation)



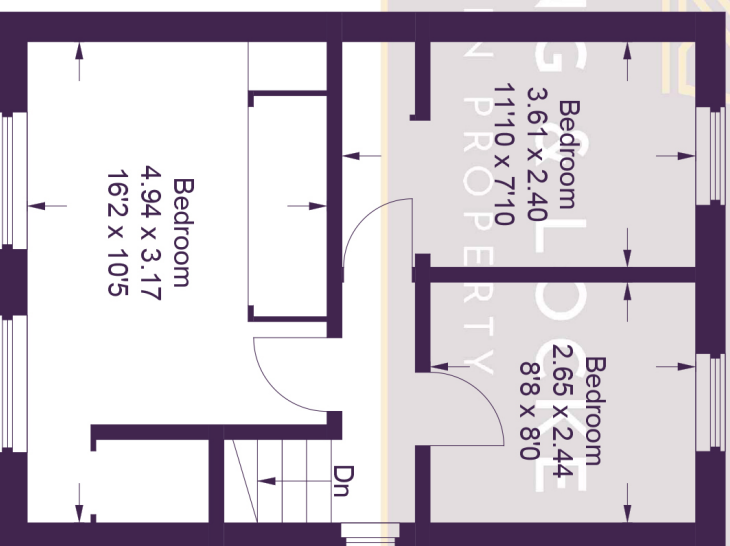
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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.