



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



3 Sharney Avenue, Langley, Berkshire. SL3 8EA.

£440,000 Freehold

A PROPERTY WITH POTENTIALIN NEED OF MODERNISATION** POTENTIAL TO EXTEND - STPP***

Hilton King & Locke are pleased to bring to the market this rarely available three-bedroom house which is ideal for a purchaser who is looking to make a property their own as this home requires modernisation, while offering ample potential to extend (subject to planning consents). There is also no upper chain, and it is therefore available for a speedy purchase. An impressive standout feature is the rear garden. Existing accommodation includes living room and kitchen.

On the first floor is an excellent sized master bedroom plus two further bedrooms. The rear garden is mainly laid to lawn and to the front there is off street parking Close to all local amenities and schools.

Walking distance to Langley Railway Station, 0.2 miles (Crossrail) perfect for commuters into London, and easy access to M4 & M24 Motorways. This family home offers great potential for renovation. It would be an ideal purchase for a first-time buyer or as an investment purchase.

This property is an excellent family purchase due to its convenient location. There is no onward chain allowing for the possibility of a quick sale.





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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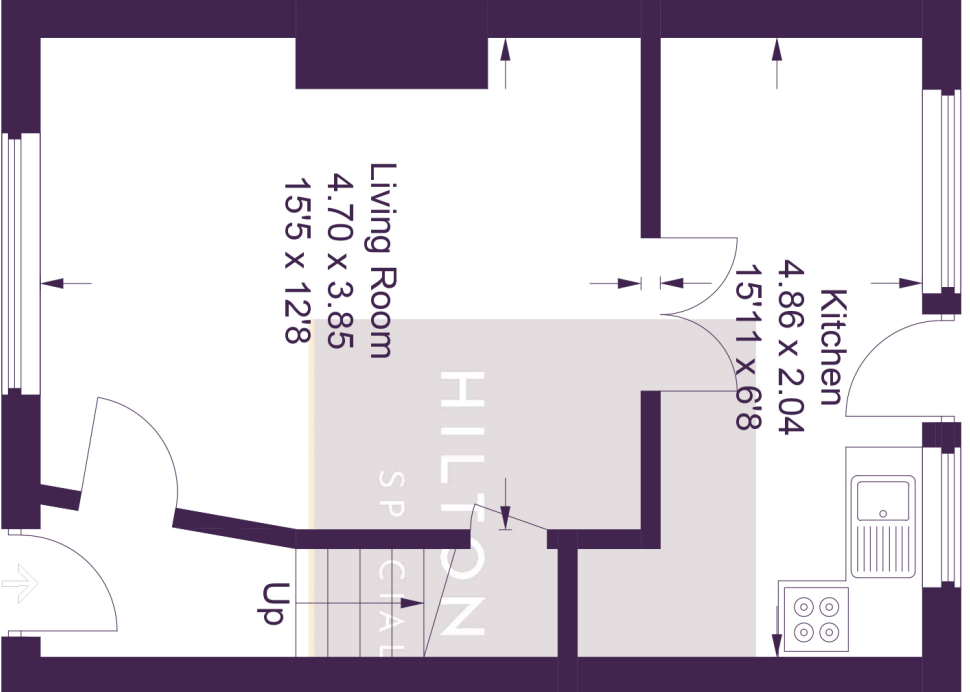
3 Sharney Avenue

Approximate Gross Internal Area

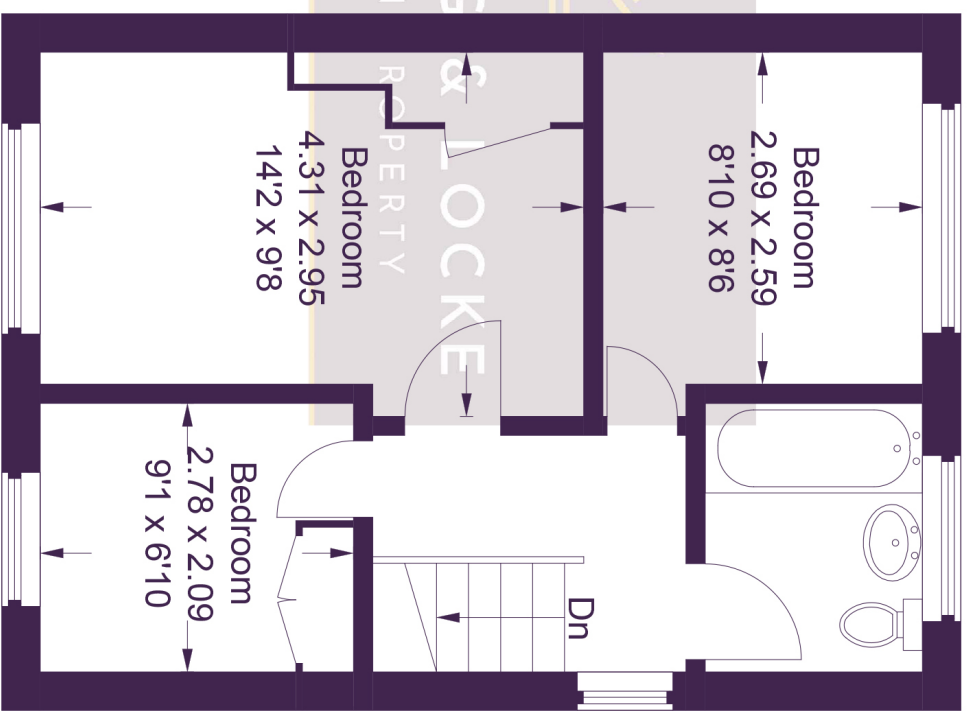
Ground Floor = 33.7 sq m / 363 sq ft

First Floor = 33.5 sq m / 360 sq ft

Total = 67.2 sq m / 723 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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