



**44. Langley Drive**

CW2 8LN

**Asking Price £325,000**



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STEPHENSON BROWNE



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# 44. Langley Drive

- Executive Detached Property
- En-Suite To The Principal
- Great Size Garden
- Off Road Parking
- Close To Well Respected Schools
- Four Bedrooms
- Fitted Wardrobes
- Integral Garage
- Sought After Location
- Freehold

Stephenson Browne delight in presenting this impressive four bedroom executive detached home which offers a perfect blend of comfort and convenience. Ideal for families, the property is situated close to reputable schools and a variety of local amenities, making it an excellent choice for those seeking a vibrant community.

Upon entering, you will be greeted by excellent room sizes that provide ample space for both relaxation and entertaining. The principal bedroom boasts an en-suite shower room, ensuring privacy and comfort, while fitted wardrobes offer practical storage solutions. The family bathroom is well appointed, catering to the needs of the household.

The exterior of the property features a generously sized garden that is designed for low maintenance, allowing you to enjoy outdoor space. Additionally, the home benefits from off road parking and an integral garage, providing convenience and security for your vehicles.

This detached house is not just a home; it is a lifestyle choice in a sought after location. With its spacious interiors and practical features, it is sure to appeal to those looking for a family friendly environment. Do not miss the opportunity to make this wonderful property your own.



<b>Hall</b>	
<b>W.C.</b>	2'11" x 5'6" (0.9m x 1.7m)
<b>Lounge</b>	11'1" x 15'1" (3.4m x 4.6m )
<b>Kitchen</b>	16'8" 8'6" (5.1m 2.6m)
<b>Dining Room</b>	9'10" x 8'6" (3m x 2.6m )
<b>Stairs To First Floor</b>	
<b>Landing</b>	
<b>Bedroom One</b>	10'5" x 11'9" (3.2m x 3.6m )
<b>Ensuite</b>	5'10" x 5'6" (1.8m x 1.7m )
<b>Bedroom Two</b>	8'2" x 11'1" (2.5m x 3.4m )
<b>Bedroom Three</b>	8'6" x 8'10" (2.6m x 2.7m )
<b>Bedroom Four</b>	6'6",16'4" x 10'5" (2,5m x 3.2m)
<b>Bathroom</b>	7'2" x 5'6" (2.2m x 1.7m)



### **Externally**

Great size low maintenance rear garden with off road parking.

### **Council Tax**

Band D.

### **Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Why choose us?**

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

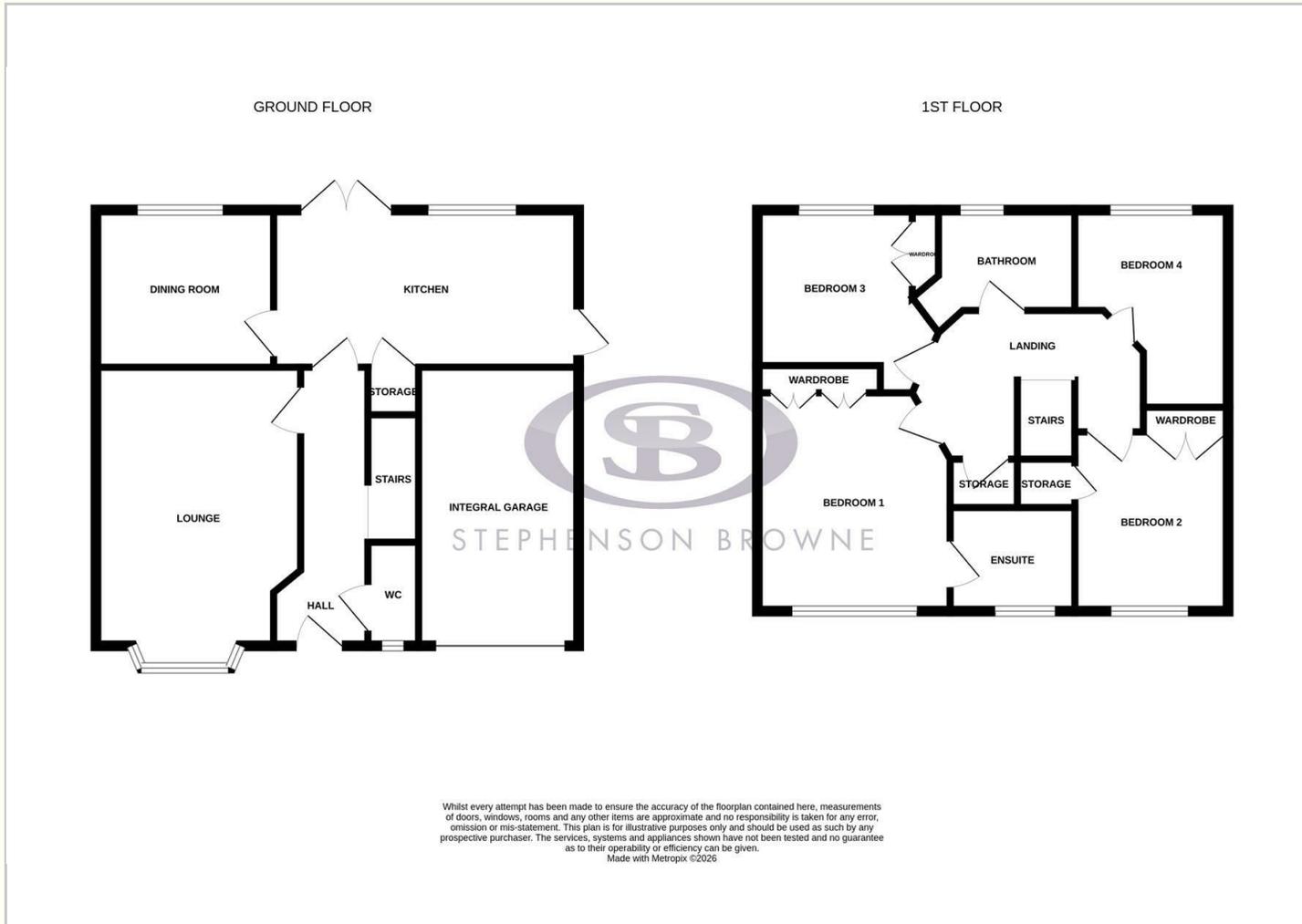
### **Directions**





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## Floor Plans

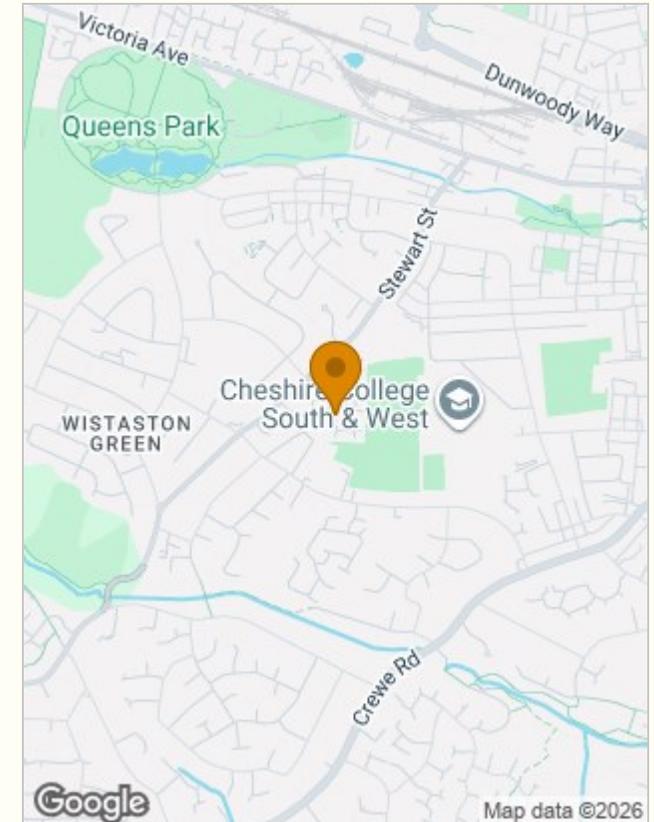


## Viewing

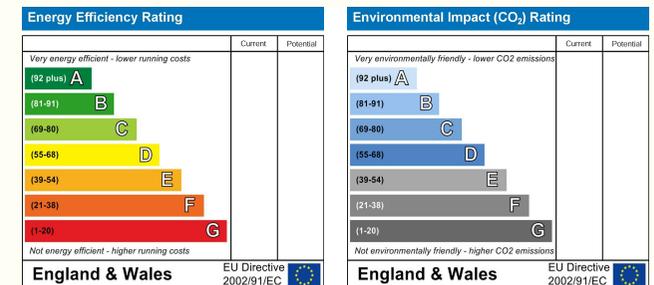
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

## Location Map



## Energy Performance Graph



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