



7 LANGLEY CLOSE, SANDBACH, CHESHIRE, CW11  
1YJ

OFFERS IN THE REGION OF £465,000



STEPHENSON BROWNE

Settled in the desirable Langley Close, this charming detached family home offers a perfect blend of comfort and convenience. Located just off Congleton Road, the property is within easy walking distance to Sandbach Town Centre, highly regarded schools, and a variety of local amenities, making it an ideal choice for families and professionals alike.

This spacious residence boasts multiple inviting reception rooms, providing ample space for both relaxation and entertaining. The kitchen and separate utility have been recently refurbished to suit the need of the modern day family. With four well-proportioned bedrooms, including a principal bedroom with ensuite shower room, this home caters to the needs of a growing family. The additional family bathroom ensures that morning routines run smoothly for everyone.

The exterior of the property is equally impressive, featuring a large driveway that offers plenty of off-road parking, complemented by a double detached garage for added convenience and storage. The gardens to both the front and rear provide a delightful outdoor space for children to play, or for hosting summer gatherings with friends and family.

Offered for sale with no onward chain, this property presents a fantastic opportunity for those looking to settle in a vibrant community. With its prime location and generous living space, this detached house is sure to attract interest. Do not miss the chance to make this lovely home your own.



**Hallway**  
13'9" x 5'9"

**Living Room**  
16'10" x 13'9"

**Kitchen**  
13'10" x 11'1"

**Dining Room**  
11'4" x 10'8"

**Orangery**  
9'10" x 9'0"

**Utility**  
6'6" x 5'10"

**WC**  
5'9" x 4'5"

**Bedroom One**  
13'10" x 11'10"

**Ensuite**  
8'4" x 4'8"

**Bedroom Two**  
11'1" x 9'10"

**Bedroom Three**  
11'1" x 7'10"

**Bedroom Four**  
11'1" x 6'5"

**Bathroom**  
6'10" x 6'0"

**Landing**  
17'11" x 8'10"

**Double Garage**  
17'3" x 16'11"

**General Notes**  
EV Charging Point, Tesla Power Storage  
Battery and Solar Panels - offering long term  
energy savings.

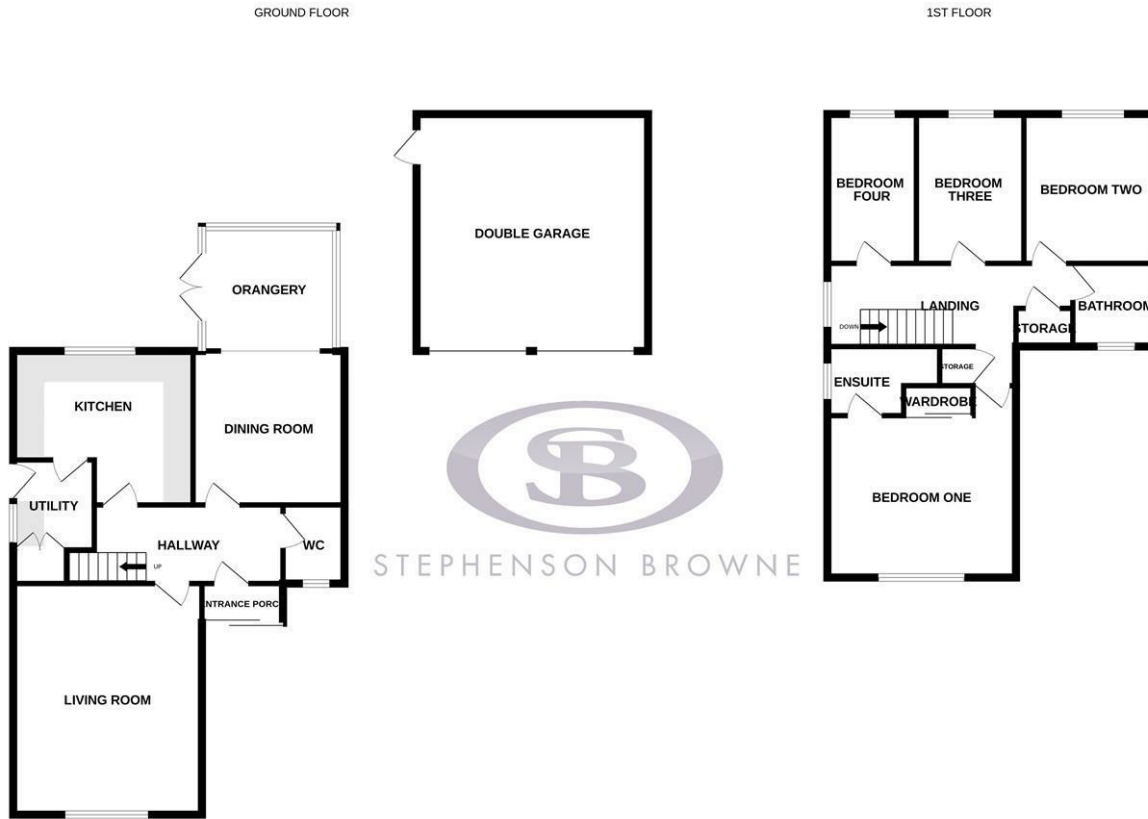






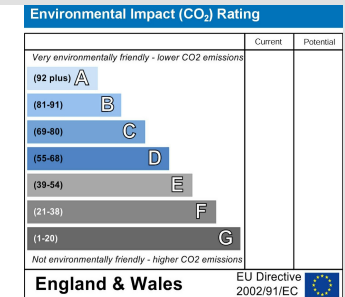
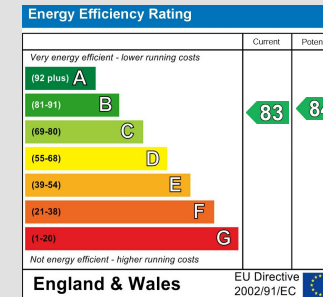
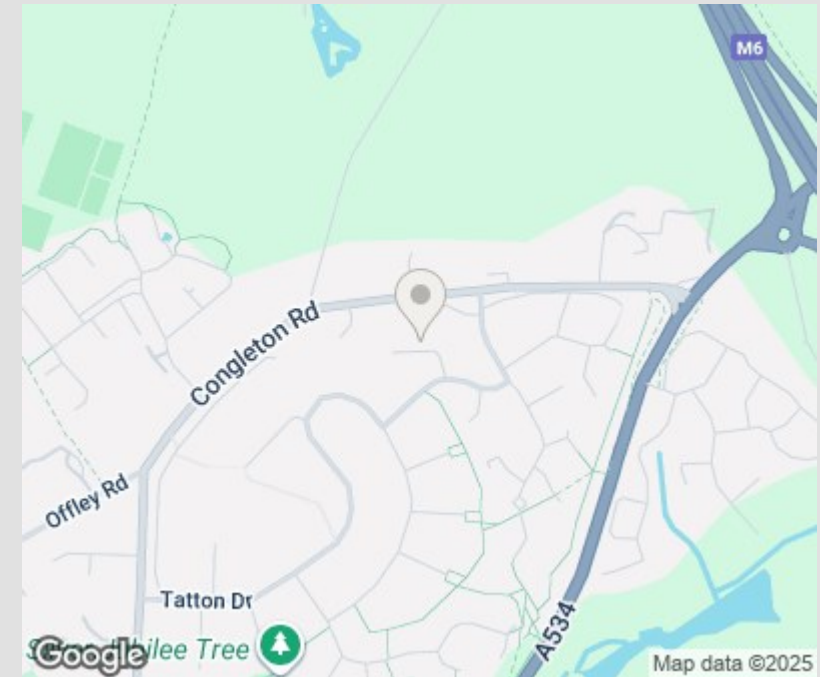


## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Area Map



## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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