



32 Barton Road, Langley, SL3 8DF
£625,000

 **HORLER**

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Located moments from Langley High Street and train station is this semi-detached family home being situated on a corner plot with a larger than average garden with huge scope for extensions to the side and rear S.T.P, ample off road parking and detached garage. The property benefits from having solar panels on the rear aspect of the roof and comprises three bedrooms, bonus loft room, open plan living accommodation including two reception rooms and kitchen, large conservatory and family bathroom.



Front of property:

Paved off road parking for two cars with paths leading to garage and roller door into the rear garden and to:

Entrance porch:

A brick built entrance porch with windows over the front aspect, tile flooring, internal door into:

Living room:

A bright room being double aspect with windows over the front and side aspect, wood effect flooring, stairs to first floor with storage below, radiator, power, Tv and telephone points. Opening into:

Dining room:

An open dining room with wood flooring, radiators, double doors into the conservatory and opening into:

Kitchen:

Fitted with a range of eye and base level wood units with a complimentary work surface, inset sink with drainer, integrated double cooker with gas hob and extractor fan above, space for freestanding appliances including washing machine, dishwasher and fridge/ freezer, cupboard housing the boiler, window over the side aspect, tile flooring and partially tiled walls.

Conservatory:

An UPVC double glazed conservatory with brick skirt, two patio doors into the gardens, wood effect flooring, radiators, lighting, TV and power points.

Stairs to first floor landing:

Windows over the side aspect and doors into:

Bedroom one:

A great size double bedroom with a range of fitted solid wood wardrobes, window over the rear aspect, radiator, TV and power points.

Bedroom two:

A second double bedroom with a window over the front of the property, wood effect flooring, space for freestanding furniture, radiator, TV and power points.

Bedroom three:

A single bedroom with a range of fitted wardrobes, radiator, wood flooring, window over the front aspect and power points.

Bathroom:

A three piece white bathroom suite comprising of a panel enclosed bath with shower and glass screen above, vanity wash hand basin with cupboards below, low level W.C, frosted window over the rear aspect, radiator, tile flooring and partially tiled walls.

Stairs to loft room:

Window over the side aspect opening straight into:

Loft room:

A great use of versatile space currently being used as an additional bedroom with spot lighting, radiator and power points.

Rear garden:

A larger than average South facing rear garden with a large patio directly being the property, otherwise being mainly laid to lawn with a paved path and shingle border, further concreted parking accessed via a roller garage door from the front of the property, timber fenced enclosed and access into:

Garage:

An approx 25ft long garage with an up and over front door, windows and further external door into the rear garden, great storage into the apex of the roof and power points.

General information:

Tenure: Freehold

Council tax: Band E - £2673pa

Legal note:

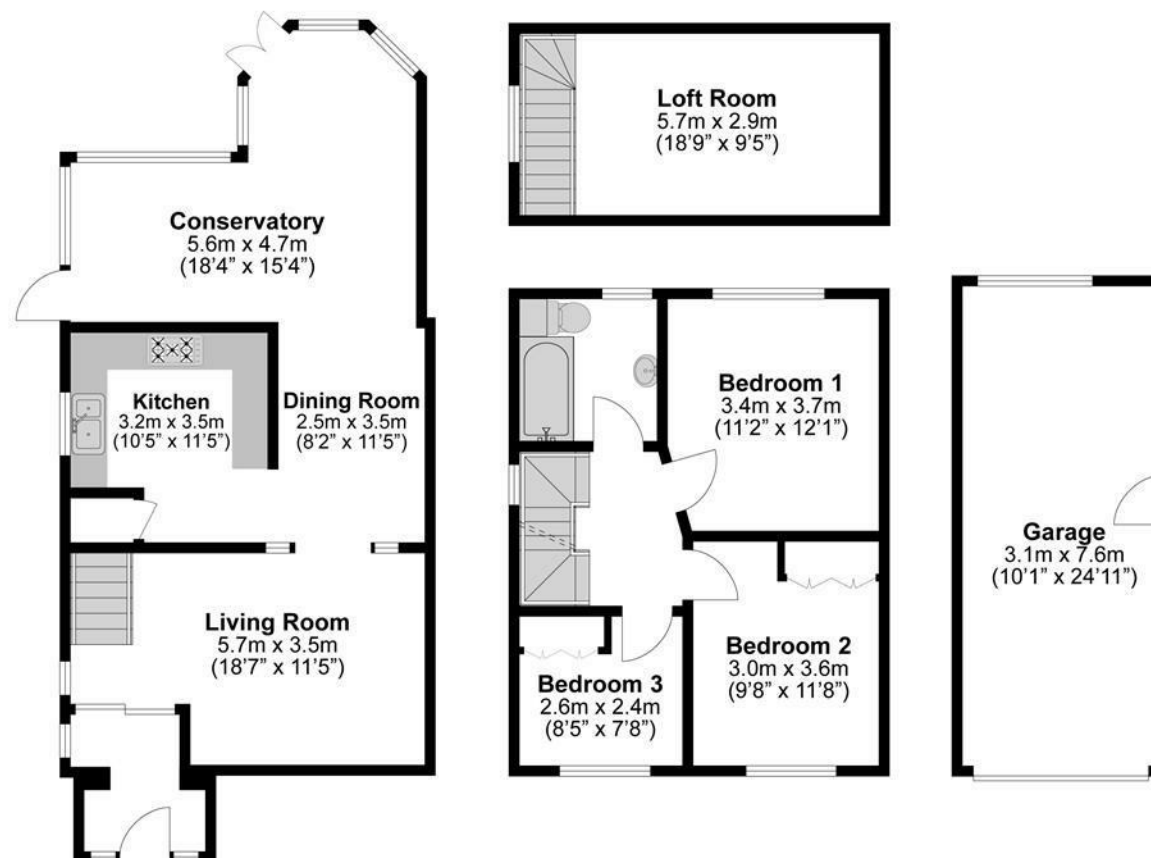




Total Approximate Floor Area

1560 Square feet

145 Square metres



**Illustrations are for identification purposes only,
measurements are approximate, not to scale.**