



3

Bedrooms



1

Bathroom





Situated on a popular residential road close to outstanding local schools as well as transport links is this 3 bedroom mid terrace family home. The location is popular amongst families with outstanding local schools just a short walk away, as well as being close to transport links such as Langley train station only 0.74 Miles away. There are shops & bus stops closeby on Trelawney Avenue as well as easy access to Heathrow Airport and the M4. This property would make the ideal purchase for first time buyers and investors alike, with excellent rental returns and capital growth. To arrange a private viewing call 01753 900440.

Three Bedrooms | Front & Rear Gardens | Scope To Extend Rear & Loft STPP |0.19 Miles To Ryvers School | 0.09 Miles To Langley Grammar | 0.09 Miles To Langley Academy | 0.74 Miles To Langley Train Station | Potential Rental Income Of £1550 Pcm | Potential Yield Of 4.65% | Double Glazing | Gas Central Heating | Council Tax Band C | EPC Rating C |

**Lounge**

Front aspect double-glazed UPVC framed windows, radiator, laminate flooring, electrical sockets, TV and telephone points.

**Kitchen**

Read aspect double glazed UPVC framed windows, double glazed UPVC framed door to rear garden. Tiled flooring, range of base and wall mounted units, laminate roll edge worktops, stainless steel sink and drainer with mixer tap, fitted four ring gas hob, fitted oven, extractor fan, tile splash backs, space for freestanding white goods, led over spotlights, under stair storage cupboard, electrical sockets, radiator.

**First-floor landing**

Laminate flooring, access to loft.

**Family bathroom**

Rear aspect double glazed UPVC framed window, tiled walls, slide enclosed bath with over shower, mixer tap, hand wash basin with mixer taps and under storage, low-level WC, heated towel rail.

**Bedroom one**

Rear aspect double glazed UPVC framed window, laminate flooring, radiator, electrical sockets, over LED spotlights.

### **Bedroom two**

Front aspect double glazed UPVC framed window, laminate flooring, radiator, electrical sockets over LED spotlights.

### **Bedroom three**

Front aspect double glazed window, UPVC framed laminate flooring, radiator, electrical sockets over LED spotlights.

### **Garden**

Enclosed private rear garden, mainly laid to lawn, patio area, side gate, potential to extend subject to planning

### **Property Information**

Tenure - Freehold

Council Tax Band - C

Epc Rating - C

NO DRIVEWAY PARKING

### **Schools**

Langley Accademy - 0.09 Miles - Outstanding

Langley Grammar - 0.09 Miles - Outstanding

Ryvers School - 0.19 Miles - Good

St Bernards - 0.54 Miles - Outstanding

### **Bus stop**

Trelawney Avenue - 66 Meters

### **Train Station**

Langley CrossRail Train Station - 0.74 Miles

### **Motorway**

M4 Junction 5 - 0.98 Miles





Ground



Floor 1




Approximate total area<sup>(1)</sup>  
678.26 ft<sup>2</sup>  
63.01 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 16 Warren Close, SL3

