



Auckland Close, Langley Green

Guide Price £475,000 - £500,000

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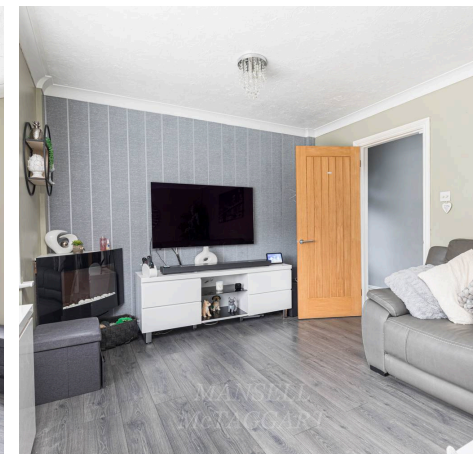
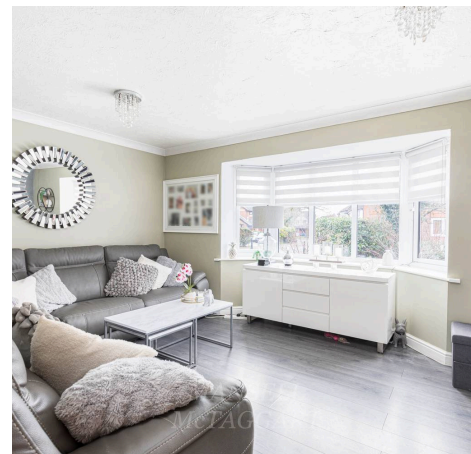
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Council Tax Band 'E' and EPC 'tbc'

An extremely well presented three double bedroom detached family home, situated within a peaceful location within a close in Langley Green. Offering generous and versatile living space throughout, this home is ideal for those seeking comfort and style. Conveniently situated within walking distance of Fastway bus routes and Manor Royal, the property boasts a prime location that is sure to appeal to a wide range of buyers.

Upon entering the property, you are greeted by an inviting entrance hall with a convenient W.C, downstairs storage, and access to the living room and a kitchen/breakfast room. The front-facing living room features a bay window that floods the room with natural light, creating a welcoming atmosphere.

The heart of the home lies at the rear, where a fantastic open plan kitchen/dining/entertaining space awaits. The well-equipped kitchen offers a range of high-quality wall and base units and drawers, integrated appliances including electric eye-level oven with microwave oven below, separate induction hob, dishwasher, and space for American style fridge/freezer, and an island that doubles as a breakfast bar. Leading through, a well proportioned versatile room is ideal for hosting guests or enjoying family meals and complete with bi-folding doors leading to the rear garden.





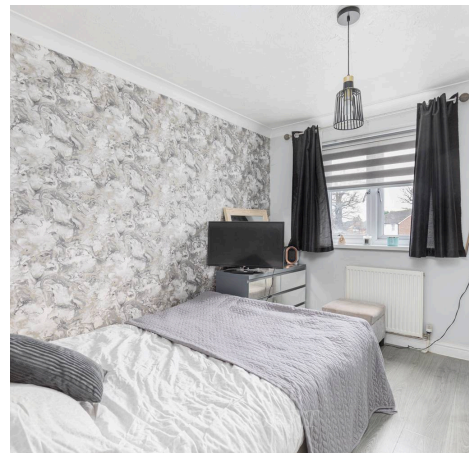
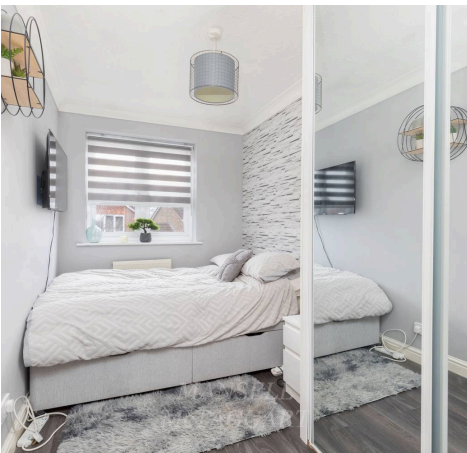
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Completing the ground floor is a handy utility room with plumbing for a washing machine, space for a tumble dryer and a door leading into a half size garage.

Heading upstairs, you will find three double bedrooms, all offering ample storage with built-in wardrobes. The main bedroom benefits from an en-suite shower room comprising of a premium cabin shower with steam option, Bluetooth connection and overhead lighting, low level WC and wash hand basin with vanity unit. The family bathroom features a modern white suite comprising of a panel enclosed bath with wall mounted shower unit and glass shower screen, low level WC and wash hand basin with vanity unit.

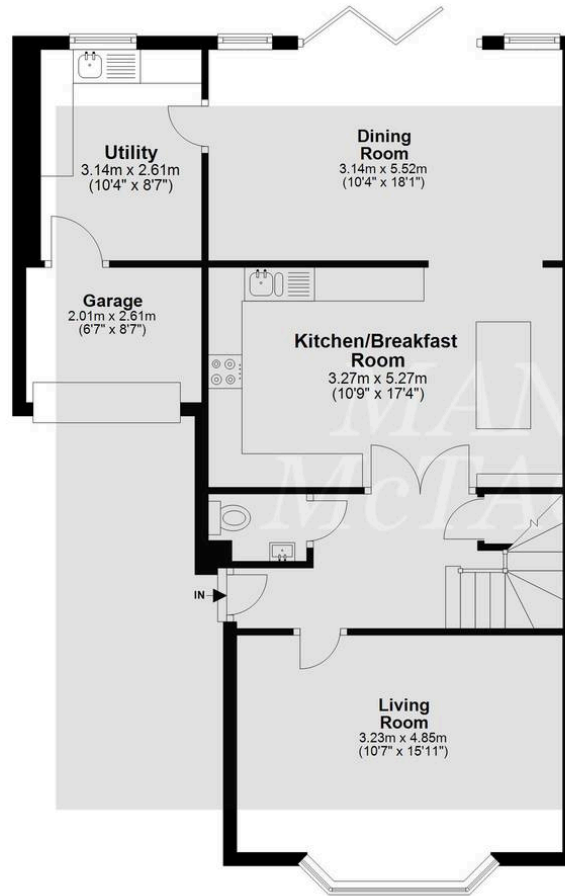
Externally, the property benefits from a corner position with a front slated area and a driveway providing off-street parking for up to two vehicles. The rear garden enjoys a private outlook, featuring a lawn, a patio area, a decked space, and mature shrubs, providing the ideal setting for outdoor relaxation and entertaining.

In summary, this well-appointed family home offers a combination of modern convenience and practicality in a sought-after location. With its ample living space, stylish finishes, and outdoor potential, this property presents a unique opportunity for discerning buyers looking to settle in a desirable area.



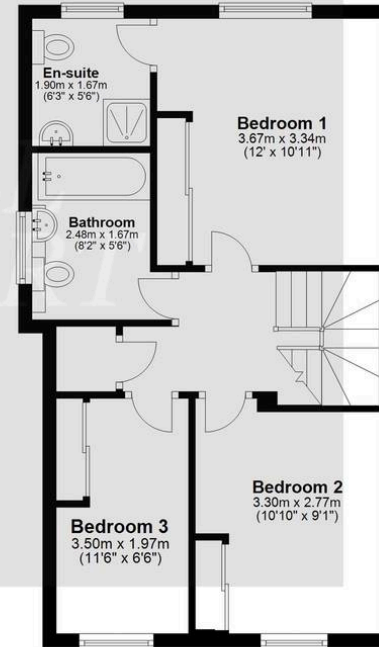
Ground Floor

Approx. 76.6 sq. metres (824.2 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



Total area: approx. 122.1 sq. metres (1314.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

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