

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1 Southwold Spur, Langley, SL3 8XX

Guide Price £700,000

- No Onward Chain
- Four Bedrooms
- Two Bathrooms
- Downstairs WC
- Detached Former Show Home
- Driveway Parking For 2 Vehicles
- Well-Maintained Throughout
- Beautiful Rear Garden

# 1 Southwold Spur, Langley SL3 8XX

Offered to the market for the first time since it was built in 1991, this detached four-bedroom former show home has been well cared for and is being sold with no onward chain. It provides an excellent opportunity for buyers seeking a family home in a sought-after and quiet location.

The property benefits from driveway parking for two cars, an integral garage, a lovely rear garden mainly laid to lawn with a patio area, and excellent potential to extend (STPP). Accommodation comprises a porch, entrance hallway, living room, dining room, kitchen with plenty of storage, utility area, downstairs WC, four good-sized bedrooms, all with in-built storage, and the master boasting an en-suite. There is also a family bathroom and loft access with further potential (STPP).

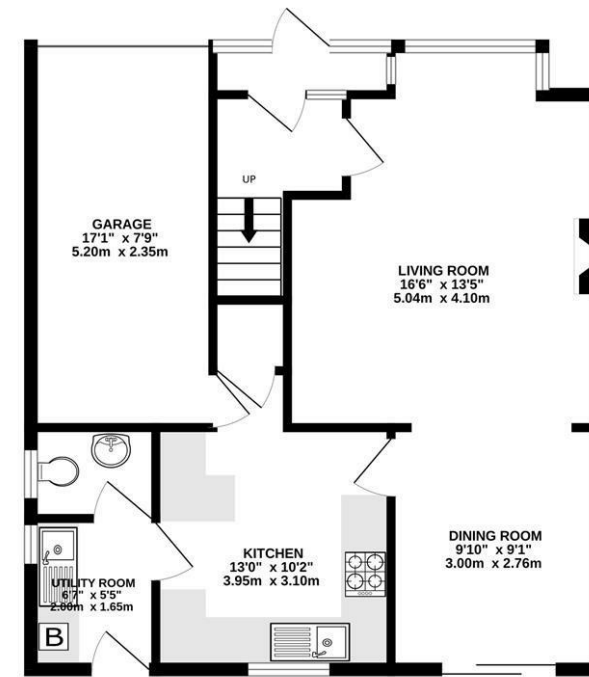
The property is within the catchment area for Langley Grammar School, St Bernard's Catholic Grammar School and Upton Court Grammar School. Located under a mile from Langley Station (Elizabeth Line) and within a short distance of local amenities and the M4 and M25 motorway networks, this property is perfectly situated and suitable for growing families.



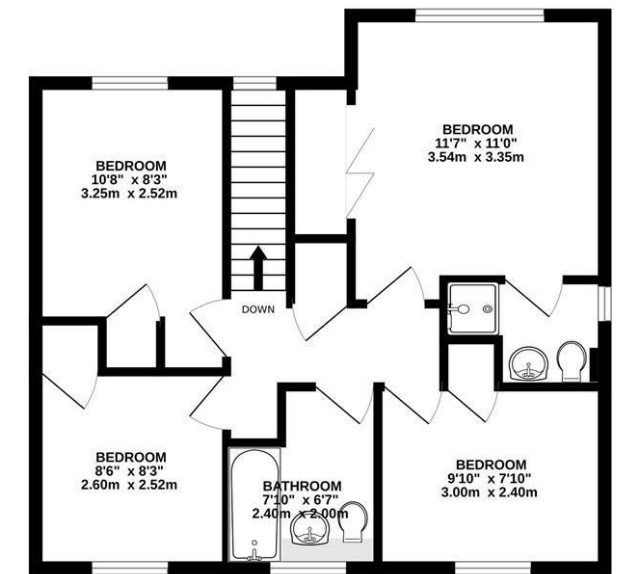
Council Tax Band: F



GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 sq.m.) approx.

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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