

Links Way, BR3

£575,000

LANGLEY
ESTATE AGENTS

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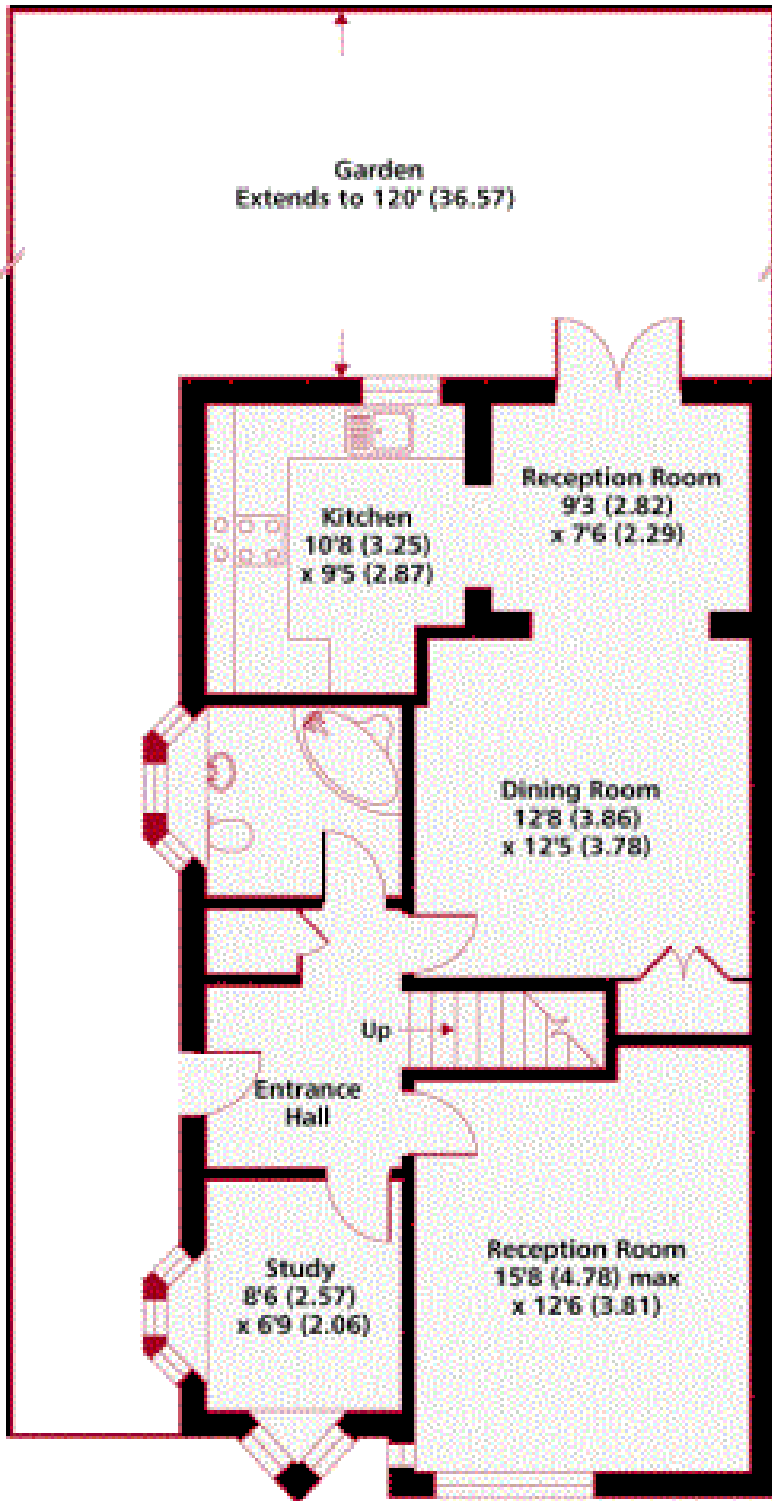


Langley Estate Agents would like to present a five bedroom chalet style semi detached spacious family home. The property is within Langley Schools Catchment area, a short distance to Eden Park Train Station, Sainsbury's Local and other amenities and bus routes. The property also benefits from off street parking, garage large rear garden approx 80ft.

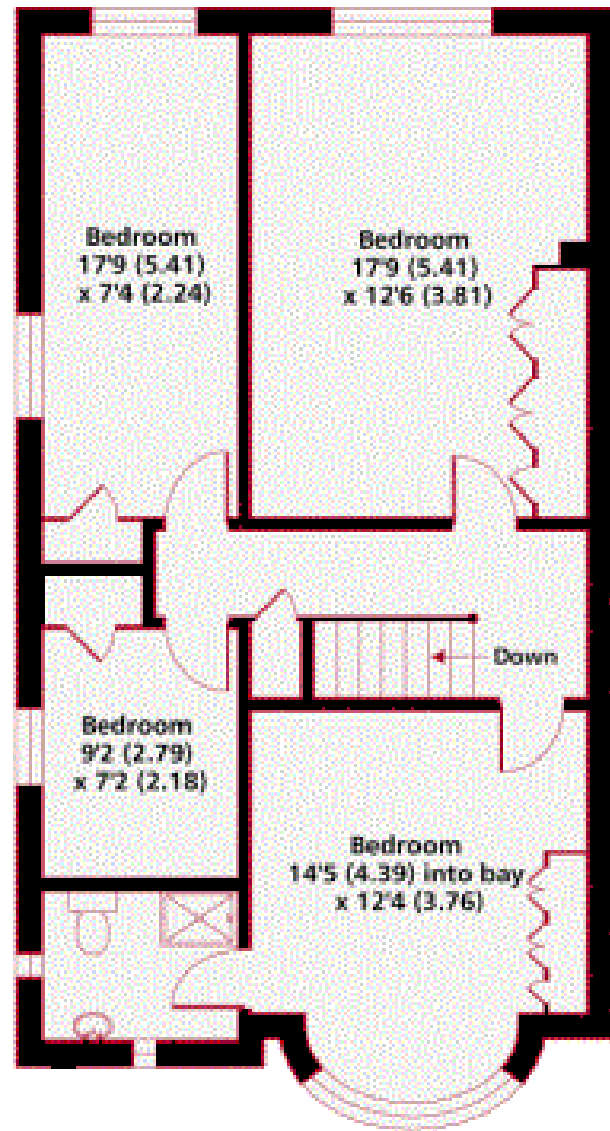
The entrance hall comprises a spacious lounge, study/bedroom 5, bathroom, W.C, extending dining room and fitted kitchen.

The first floor comprises a master bedroom with en-suite and three further double bedrooms.







Ground Floor



First Floor

DICSLAIMER: PLEASE NOTE THESE PARTICULARS WHILST BELIEVE TO BE ACCURATE AND ARE SET AS GIUDELINES ONLY AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | | | |
|--|---------|-----------|--|---------|--|--|--|
| | Current | Potential | | Current | Potential | | |
| <i>Very energy efficient - lower running costs</i> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i> | | | | | <i>Very environmentally friendly - lower CO₂ emissions</i> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| | | 71 | | 69 | 81 | | |
| England & Wales EU Directive 2002/91/EC  | | | England & Wales EU Directive 2002/91/EC  | | | | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



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