



39 The Glade, Langley, SO45 1ZP

£315,000

paul jeffreys



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AN EXTENDED 2 BED SEMI-DETACHED HOUSE IN A POPULAR AREA OF LANGLEY.

Gas central heating, double glazing, attractive garden, driveway, vendor suited.

ACCOMMODATION

Porch, entrance hall, lounge, kitchen, dining room, 2 bedrooms, bathroom.

ENTRANCE PORCH UPVC glazed door and glazed side panel, UPVC glazed door:

INNER HALL Stairs, door to:

LOUNGE c.4.65m x 3.10m (15'3" x 10'2"). Radiator, TV point, understairs cupboard, telephone point, front aspect window, door to:

KITCHEN c.4.06m x 2.36m (13'4" x 7'9"). Range of base units with cupboards and drawers, 'Zanussi' oven and 'Zanussi' gas hob with stainless steel extractor fan over, worktops, sink unit, range of wall cupboards, 'Glow-worm' gas boiler, opening to:

DINING ROOM c.3.68m x 3.25m (12'1" x 10'8"). Velux window, electric underfloor heating, UPVC glazed double doors to rear, UPVC glazed door to side.

LANDING Hatch to loft space, door to:

BEDROOM 1 c.4.12m x 2.44m (13'6" x 8'). Radiator, rear aspect window.

BEDROOM 2 c.3.10m x 2.74m (10'2" x 9'). Radiator, built in wardrobes, front aspect window.

BATHROOM WC with concealed cistern, wash hand basin in vanity unit, panelled bath with plumbed in shower and mixer taps, fully tiled walls, recessed downlighters, chrome heated towel rail, side aspect window.

OUTSIDE

FRONT GARDEN Concrete driveway leading to gates to side access, small area of shrubbery.

REAR GARDEN Laid to lawn area, shrub beds with mature shrubbery, garden shed, paved area to side with raised shrub beds.



COUNCIL TAX BAND 'C' – payable 2026/27 - £2,188.49

EPC RATING 'bbc'

GROSS SQUARE MEASUREMENTS 71.8 sq. metres (773.2 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

AGENTS NOTE The vendor is a friend of a staff member at Paul Jeffreys.

DIRECTIONS Leave Hythe via Langdown Lawn. Fork left into Fawley Road just before Hythe Hospital and on reaching the Hardley roundabout take 2nd exit into Long Lane. Pass through Holbury to the mini roundabout and take 2nd exit signposted Blackfield and proceed through the traffic lights into Hampton Lane. Proceed into Langley and take the first right into Lea Road and then the first right into Chapel Lane, follow around the bend and take the first left into The Glade and the property will be found on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 2.00pm

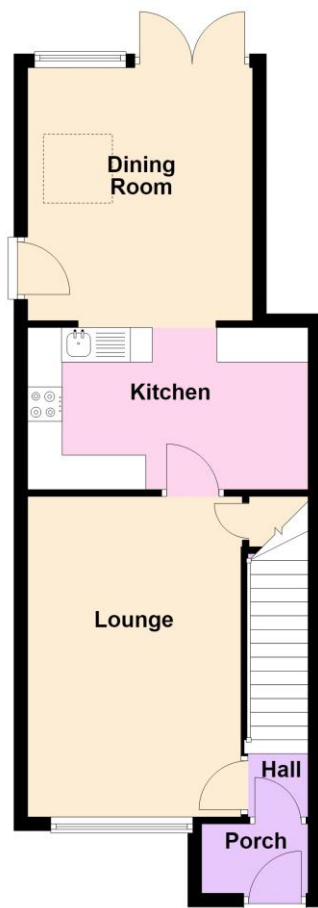
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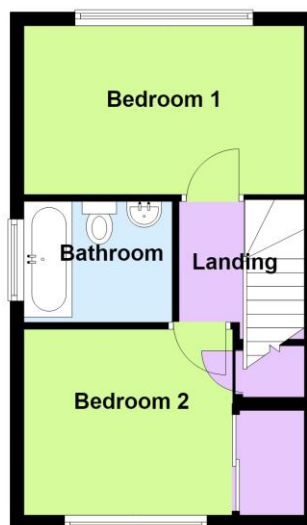
Ground Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



Total area: approx. 71.8 sq. metres (773.2 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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