



Maillard  
& Co

£ 645,000

Val Francis, Langley Avenue

For Sale



“”

3

Bedrooms

1

Receptions

1

Bathrooms

For Sale

## Property features

Detached	No onward chain
Single garage plus on street parking	Eat in kitchen



## Property details

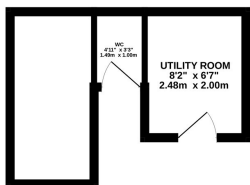
This spacious detached three-bedroom home on Langley Avenue is on the market for the first time and available immediately, offering excellent potential with some gentle modernisation. The property features an extended living room perfect for entertaining, an eat-in kitchen, two double bedrooms, a single bedroom, and a house bathroom. Outside, enjoy an elevated sunlit decking area, a lower enclosed patio with utility and storage space, a single garage, on-street parking, and a front garden with potential for conversion into additional parking.

## Disclaimer

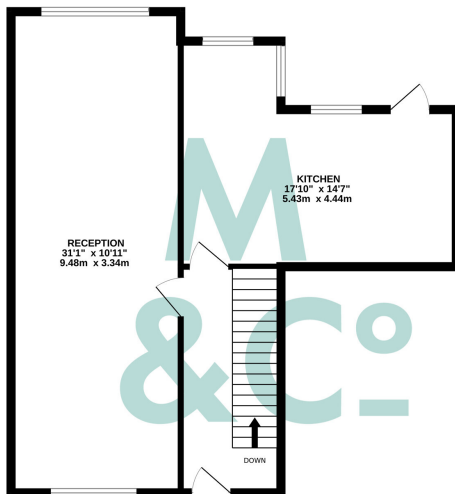
Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.

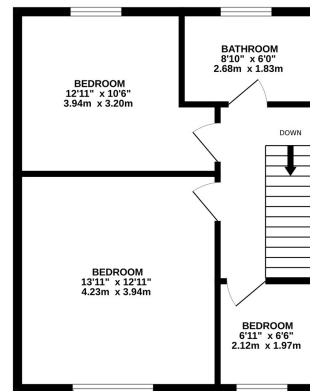
GROUND FLOOR  
130 sq.ft. (12.1 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.

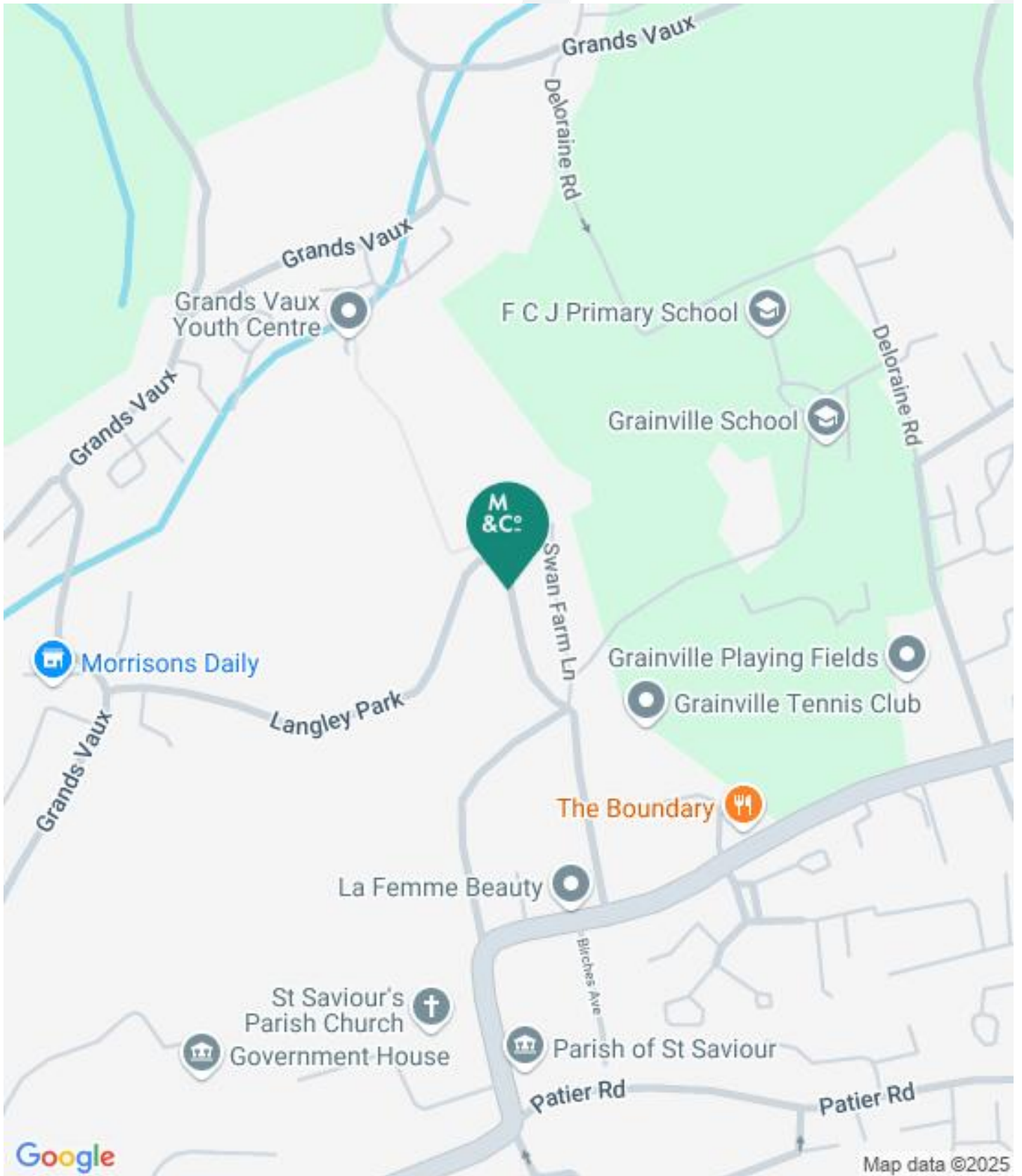


2ND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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Bradley Rolland

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Head of Sales

[brolland@maillardandco.com](mailto:brolland@maillardandco.com)

01534 883184



Bridie Newsham

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Sales Consultant

[bnewsham@maillardandco.com](mailto:bnewsham@maillardandco.com)

01534 883103