



Langham Gardens

Located in a sought-after area close to Grange Park Station and local amenities, this delightful three-bedroom semidetached house offers a fantastic opportunity to create your dream family home. Although it requires some refurbishment, the property presents an ideal blank canvas for buyers looking to personalise to their own style.

The current accommodation comprises of three bedrooms, a family bathroom, two spacious reception rooms and a kitchen/breakfast room. To the front, there is off-street parking with convenient access to the garage, while the rear features a beautifully private garden complete with a charming wooden summer house.

This home offers significant potential to refurbish to your own taste and, subject to planning permission, extend to suit your needs. With its great location and exciting possibilities, this property is perfect for those looking to invest in a home they can make their own.



































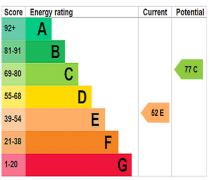


Approximate Gross Internal Area 1690 sq ft - 158 sq m Ground Floor Area 934 sq ft - 87 sq m First Floor Area 600 sq ft - 56 sq m Outbuilding Area 156 sq ft - 15 sq m Outbuilding 12'2 x 11'5 3.70 x 3.48m Outbuilding Garden 5'4 x 3'3 1.63 x 1.00m 98'5 x 26'7 30.00 x 8.10m 9'5 x 6'6 20'3 x 9'3 6.18 x 2.83 Dining Room 23'11 x 11'6 Bedroom 2 7.28 x 3.50m 13'1 x 11'8 4.00 x 3.55m Garage 17'5 x 6'11 Bedroom 1 17'2 x 13'0 8'3 x 7'5 2.51 x 2.27m 5.23 x 3.95m Reception Room 14'2 x 8'0 4.33 x 2.45m 17'5 x 13'0 5.30 x 3.95m Ground Floor First Floor PINK PLAN Although Pink Plan Itd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation Certified Property Measurer purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the www.statons.com property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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