



# SIMMONS & SON



## Pearl Gardens, Slough, SL1 2YT

### Price Guide £625,000 Freehold

Nestled in the Pearl Gardens of Slough, this extended house which presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this extended property is designed to accommodate the needs of modern family living.

Upon entering, you are greeted by a modern kitchen/ diner, two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed, providing ample space for family gatherings or quiet evenings at home. The property features two family shower rooms, ensuring convenience for all members of the household.

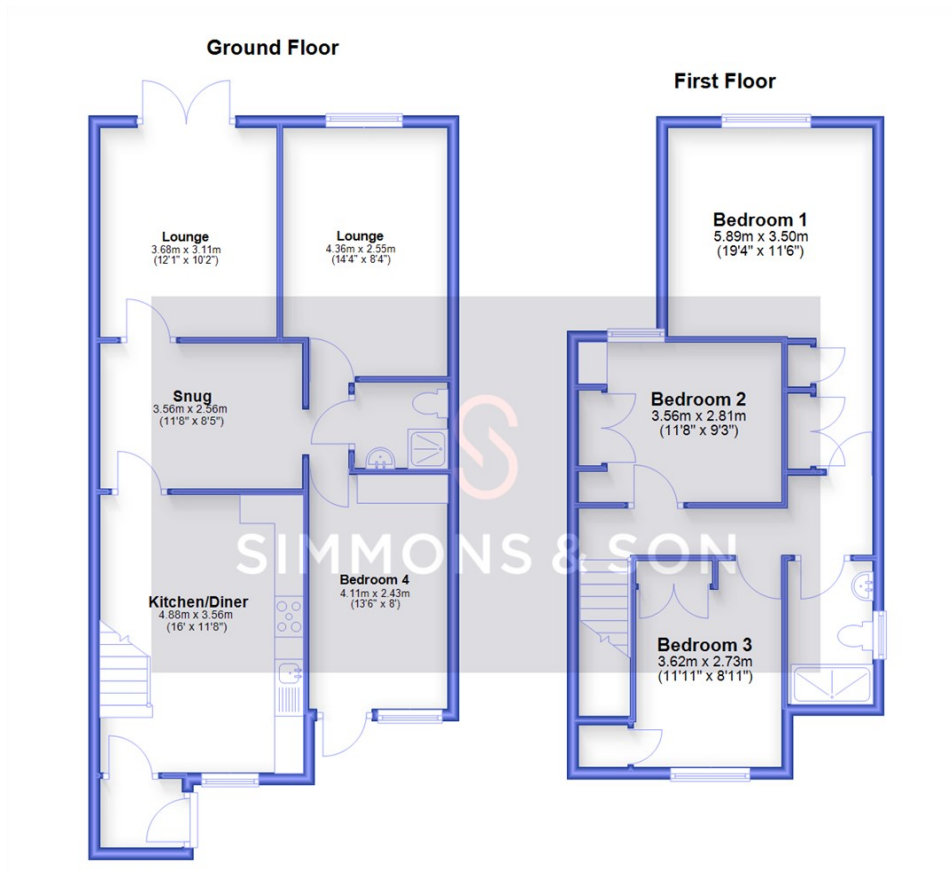
The well-maintained rear garden is a delightful outdoor space, ideal for children to play or for hosting summer barbecues. The garden offers a peaceful retreat, surrounded by greenery, making it a perfect spot to unwind after a busy day.

Parking is a breeze with space for two vehicles on the driveway, adding to the practicality of this lovely home. Located in a quiet residential cul-de-sac, the property benefits from a serene environment while still being within easy reach of local amenities and transport links.

This four-bedroom family home in Pearl Gardens is a rare find, combining comfort, space, and a desirable location. It is an ideal choice for those looking to settle in a friendly community. Do not miss the chance to make this wonderful property your new home.

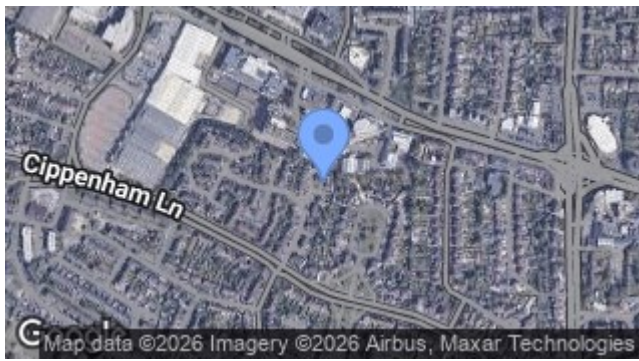


# Pearl Gardens, Slough, Berkshire, SL1 2YT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.  
Plan produced using PlanUp.

- Extended Four Bedroom Family Home
- Quiet Residential Area
- Two Reception Rooms
- Close to Local Schools & Amenities
- Two Modern Shower Rooms
- Excellent Transport Links
- Two Modern Kitchen / Diner
- Council Tax Band : C
- Modern Fitted Kitchen / Diner
- Four Bedrooms with Build In Wardrobes
- EPC : C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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