



# SIMMONS & SON



## Summerlea, Slough, SL1 2YH

**Price £405,000 Freehold**

Located in the area of Summerlea, Slough, this delightful mid-terrace house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

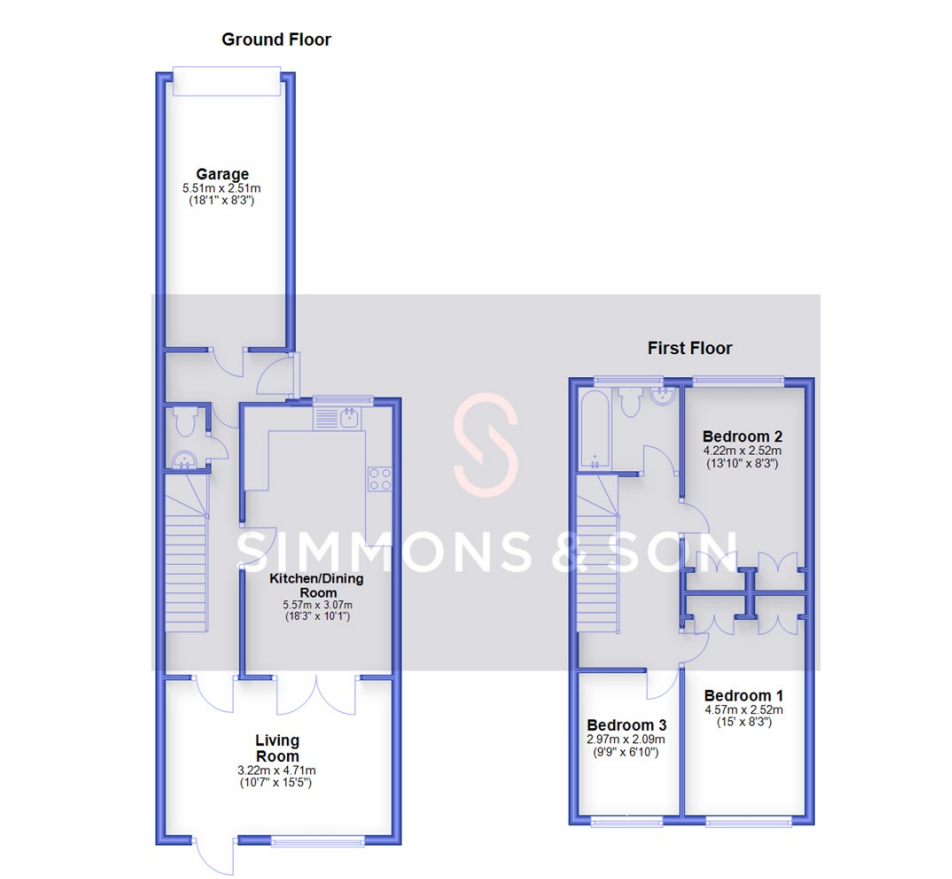
The property features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is the driveway parking, which provides easy access and additional convenience. Furthermore, the inclusion of a garage adds valuable storage space or the potential for a workshop, catering to various lifestyle needs.

Situated close to the M4 motorway, this location is ideal for those who require quick access to major transport links, making commuting a breeze. The surrounding area of Cippenham offers a range of local amenities, including shops, schools, and parks, ensuring that all essential services are within easy reach.

This property is not just a house; it is a place where memories can be made. With its practical features and prime location, it is an opportunity not to be missed. Whether you are looking to settle down or invest, this home in Summerlea is sure to meet your needs.



# Summerlea, Slough, Berkshire, SL1 2YH



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.

- Three Spacious Bedrooms
- Close To Local Schools & Amenities
- Driveway Parking
- Conveniently situated Near Cippenham Village
- Garage
- Electric & DG
- Private Garden
- EPC - D
- Close To Transport Links
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>63</b>

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.