



# SIMMONS & SON



## Canterbury Avenue, Slough, SL2 1EB

### Offers In Excess Of £540,000 Freehold

Welcome to this impressive semi-detached house located on Canterbury Avenue. This home has been expertly extended and configured to provide a versatile living environment, including a detached outbuilding that adds significant functional value.

The ground floor features a substantial Lounge/Dining Room and an additional, large Open Plan Living area, offering two distinct spaces for relaxation and hosting.

**Modern Kitchen & Bathrooms:** The home includes a centrally located kitchen and three bathrooms in total: a convenient ground-floor shower room, a first-floor family bathroom, and an additional shower room in the outbuilding as well as a downstairs cloakroom.

The first floor comprises three well-proportioned bedrooms, including two comfortable doubles and a versatile third bedroom.

Separate from the main house is a dedicated Office space/annex equipped with its own shower room and toilet—perfect for a private home office, gym, or guest suite.

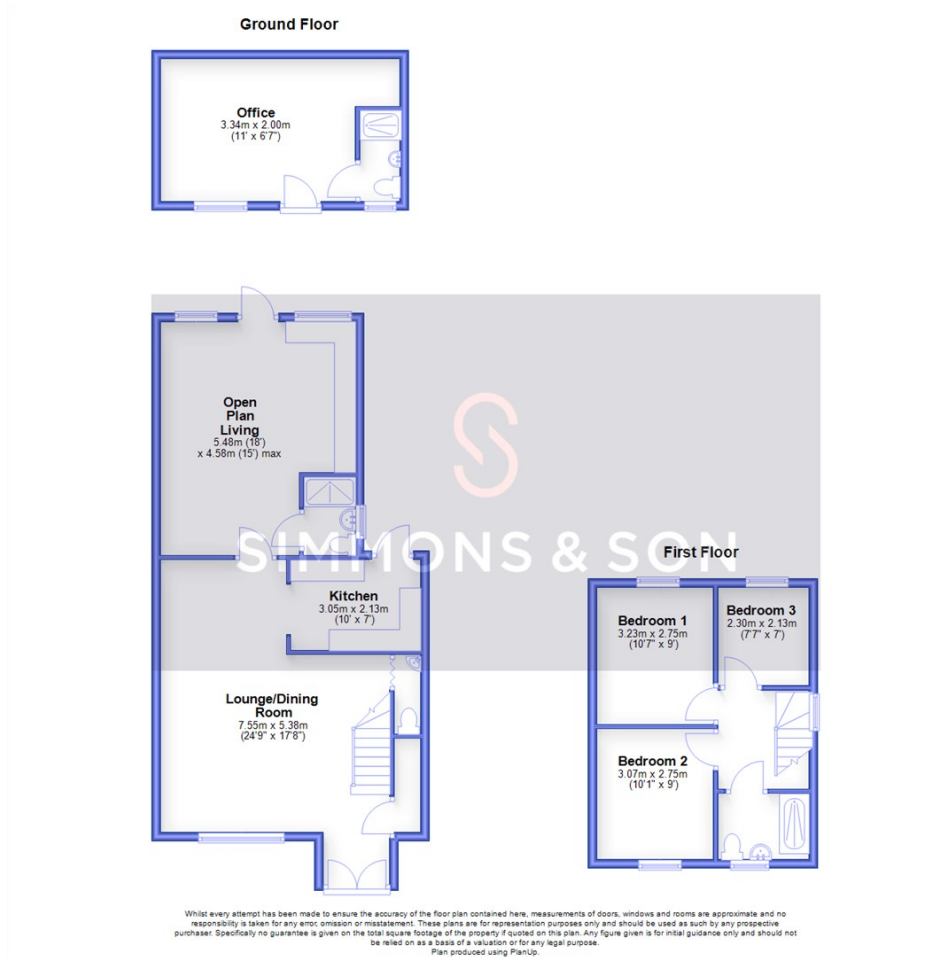
Situated in a well-connected area of Slough, this property is ideal for families or professionals requiring easy access to local amenities and transport links.

With parking for two vehicles and a modern, "move-in ready" interior, this home perfectly balances style with practical family functionality.

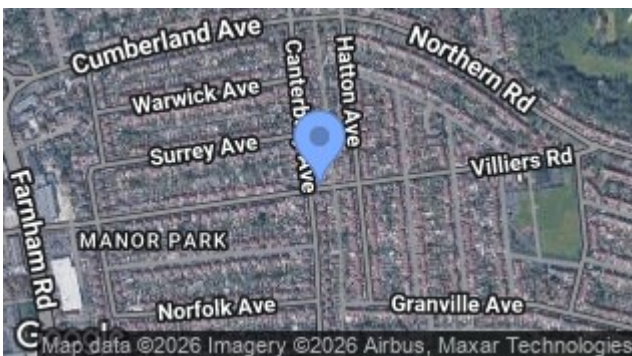
**Dual-Purpose Potential:** Featuring secure side pedestrian access, the property offers independent entry to the rear extension and outbuilding. This allows the self-contained studio/outbuilding to be utilized as a private rental unit, an annex for multi-generational living, or a secluded professional office without disturbing the main household.



# Canterbury Avenue, Slough, Berkshire, SL2 1EB



- Extended Three Bedroom Family Home
- Driveway Parking
- Outbuilding
- Additional Investment Opportunity
- Downstairs Cloakroom & Upstairs Family Bathroom
- Side Access
- Spacious Lounge
- EPC: TBC
- Close to Local Amenities & Grammar Schools
- Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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