



# SIMMONS & SON



**Amberley Road, Slough, SL2 2LR**

**Offers In The Region Of £475,000 Freehold**

Located in Amberley Road in Slough, this post-war link detached house presents an excellent opportunity for those seeking a family home with great potential. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The inviting reception room offers a comfortable area for relaxation and entertaining guests.

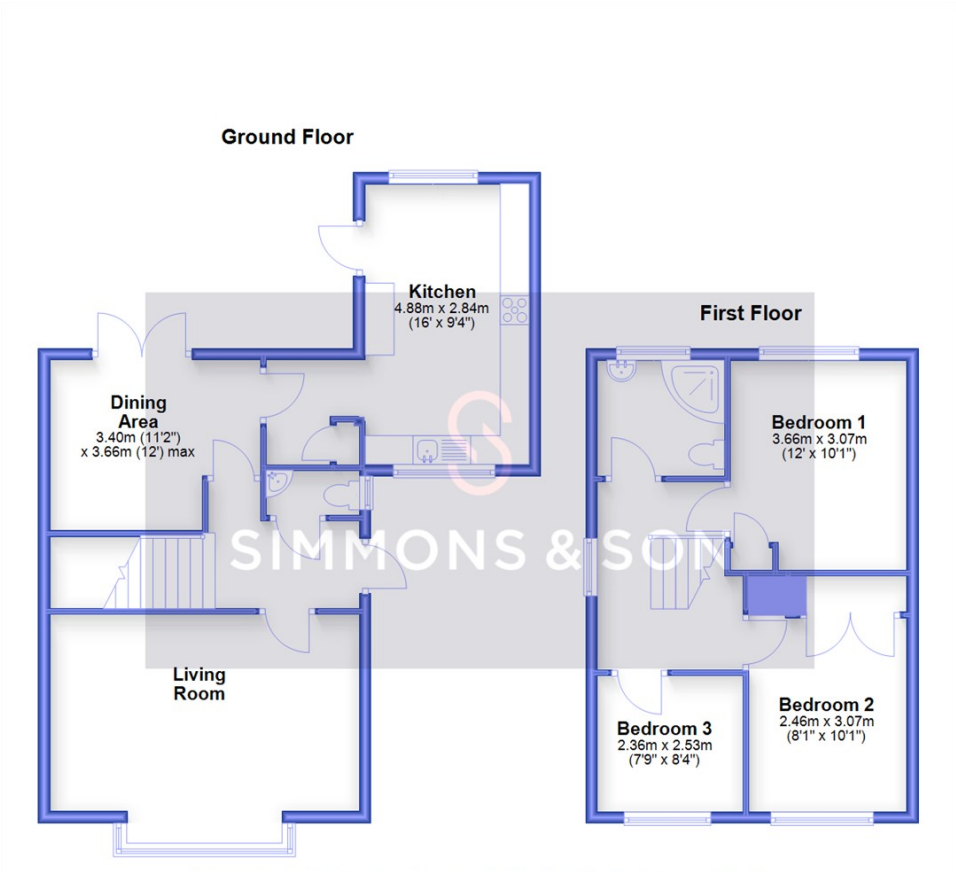
One of the standout features of this home is its convenient location. It is within walking distance to both the train station and a reputable grammar school, making it perfect for commuters and families prioritising education. The property also benefits from driveway parking, ensuring that you have a dedicated space for your vehicle.

While the house requires modernising, this presents a wonderful chance for you to put your personal touch on the space and create your dream home. With a generous area of 95 square feet, there is ample room to reimagine the layout and design to suit your lifestyle.

In summary, this three-bedroom link detached house on Amberley Road is a promising prospect for those looking to invest in a property with great potential in a desirable location. With its proximity to essential amenities and the opportunity for modernisation, this home is not to be missed.



Amberley Road, Slough, Berkshire, SL2 2LR



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.

- Link Detached House
- Three Bedrooms
- Cul-De-Sac Location
- Two Reception Rooms
- Off Road Parking
- Close to Burnham Station
- DG & GCH
- Walking Distance To Burnham Grammer School
- Council Tax Band: D
- EPC: D



| 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 |         |           |
|                                             |         | 83        |
|                                             | 61      |           |
| 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                                                     |         |           |
| (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 |         |           |
|                                                                 |         | 80        |
|                                                                 | 54      |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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.