



# SIMMONS & SON



## Belmont, Slough, SL2 1SU

### Offers In Excess Of £425,000 Freehold

Welcome to this three-bedroom end terrace family home located on Belmont in Slough. This delightful property offers a perfect blend of comfort and potential, making it an ideal choice for families or first-time buyers.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and inviting, allowing for a warm family atmosphere. The kitchen is well-appointed, and over looks a conservatory with access to the rear garden.

The three bedrooms are generously sized, providing a peaceful retreat for all family members. The bathroom is conveniently located, ensuring ease of access for everyone in the household.

One of the standout features of this property is the potential for extension, subject to planning permission. This offers the opportunity to personalise and expand the home to suit your family's needs. Additionally, there is no onward chain, allowing for a smooth and efficient purchase process.

There is also a garage accessible via a service road, providing extra storage or a secure place for your vehicle.

Situated close to local schools and amenities, this home is perfectly positioned for families seeking convenience and community. With its appealing features and potential for growth, this property is not to be missed. We invite you to come and explore the possibilities that await you in this lovely home on Belmont, Slough.



# Belmont, Slough, Berkshire, SL2 1SU



- Three Bedroom End Terrace Family Home
- Close to Local Schools & Amenities
- Garage via Service Road
- Front & Rear Garden with Potential to Extend STPP
- No Onward Chain
- Upstairs Shower Room
- Two Reception Rooms & Conservatory
- Council Tax Band : C
- Ample Storage
- EPC : E



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>75</b>
		<b>48</b>	
<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		

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.