



# SIMMONS & SON



## Two Mile Drive, Berkshire, SL1 5UH

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

Located in the charming area of Cippenham, Berkshire, this delightful mid terrace house at Two Mile Drive presents an excellent opportunity for first-time buyers. The property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you will find an inviting reception rooms that offer versatility for both relaxation and entertaining. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

The house features two bathrooms, including an en-suite bathroom attached to the master bedroom, which adds a touch of luxury and privacy. Additionally, there is a main family bathroom and downstairs cloakroom that caters to the needs of the household, making morning routines a breeze.

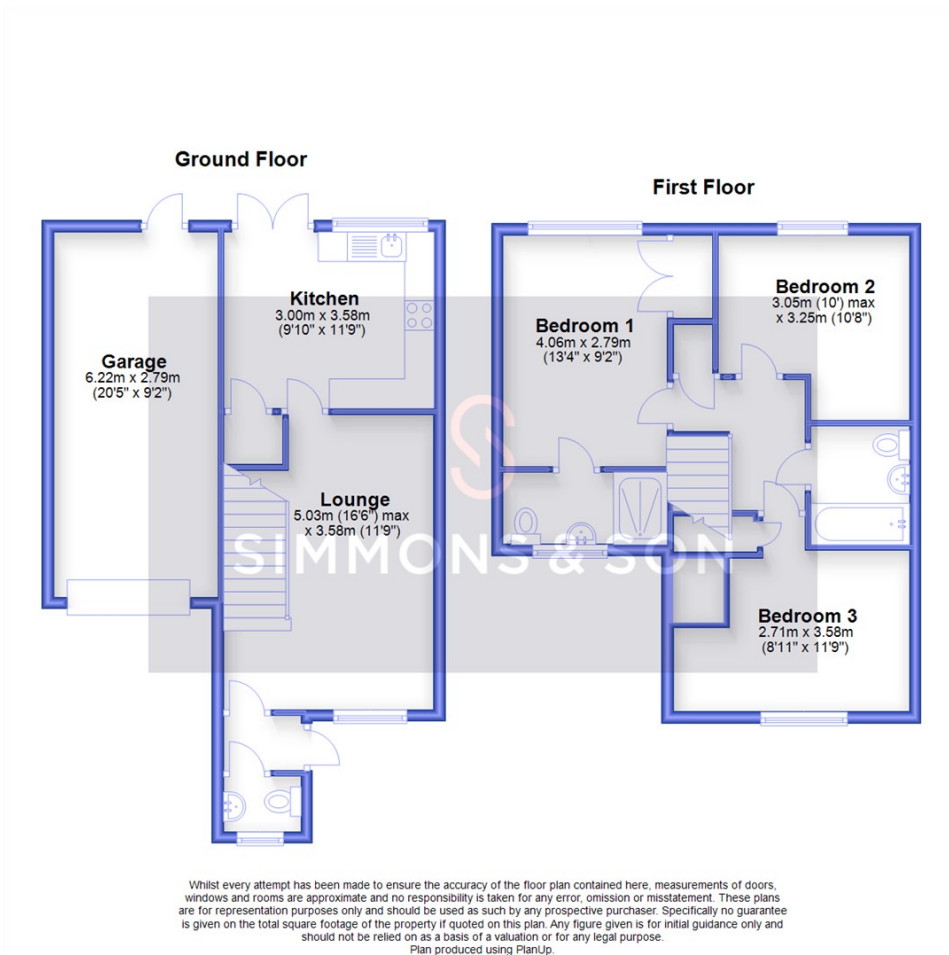
One of the standout features of this property is the private garden, providing a serene outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, the property includes a garage and driveway parking for one vehicle, adding convenience to your daily routine.

With no onward chain, this home is ready for you to move in without delay, making it an attractive option for those eager to settle into their new abode. The location in Cippenham offers a friendly community atmosphere, with local amenities and transport links within easy reach.

This house is not just a property; it is a place where you can create lasting memories. Do not miss the chance to make this lovely house your new home.



# Two Mile Drive, Crippenham Berkshire, SL1 5UH



- Three Bedroom Family Home
- Off Street Parking & Garage
- Private Rear Garden
- Close to Local Schools & Amenities
- Potential to Extend STPP
- No Onward Chain
- En Suite in Master Bedroom & Downstairs WC
- DG & GCH
- EPC : D
- Council Tax Band : 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 |  |                         |           |
| <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) 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 |           |

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.