



# SIMMONS & SON



## Broad Oak, Slough, SL2 1JB

**£2,700 PCM**

Four Spacious Bedrooms & Two Modern Bathrooms, Newly Decorated Throughout, Generous Driveway with Parking for 4 Cars plus a Garage, Private Landscaped Garden, Downstairs W/C, Premier Broad Oak Location Close to Local Amenities and Links.

A fantastic opportunity to acquire this beautifully presented, four-bedroom family home, located in the highly sought-after Broad Oak area of Slough. Recently redecorated to an impeccable standard, this bright and airy property is truly move-in ready.

The ground floor comprises a welcoming entrance hall leading to a spacious living and dining area, ideal for family life and entertaining. The layout is enhanced by a practical downstairs W/C and a modern kitchen with direct access to the garden. Upstairs, the property boasts four well-proportioned bedrooms and two sleek bathrooms, providing ample space for a growing family.

Externally, the property continues to impress. The front features a substantial driveway with comfortable parking for up to four vehicles, alongside a secure garage. To the rear, you will find a landscaped private garden, offering a peaceful retreat with plenty of space for outdoor dining and play.

Situated in a quiet residential pocket, Broad Oak is renowned for its convenience. The home is perfectly placed for families, being within easy reach of highly-regarded local schools and just a short drive from the Elizabeth Line at Slough and Burnham stations, offering fast connections into Central London.



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- 4 Bedroom 2 Bath Semi - Detached House
  - EPC - Band D
- Driveway parking for 4 cars
  - Council Tax: Band D - £2299
- Downstairs W/C
  - Holding Deposit: £623.07
- Garden & Garage
  - 5 Week Deposit: £3115.38
- Newly Decorated
  - Available Immediately



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		
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		
England & Wales		
EU Directive 2002/91/EC		

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