



# SIMMONS & SON



**South Green, Slough, SL1 3QY**

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

Located in the area of South Green, Slough, this charming three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Situated in a peaceful cul-de-sac, this property is ideal for families seeking a serene environment while still being close to local amenities.

As you enter the home, you are greeted by a warm and inviting atmosphere. The spacious living areas provide ample room for relaxation and entertaining, making it a wonderful space for family gatherings. The well-appointed kitchen is functional and offers the potential for culinary creativity.

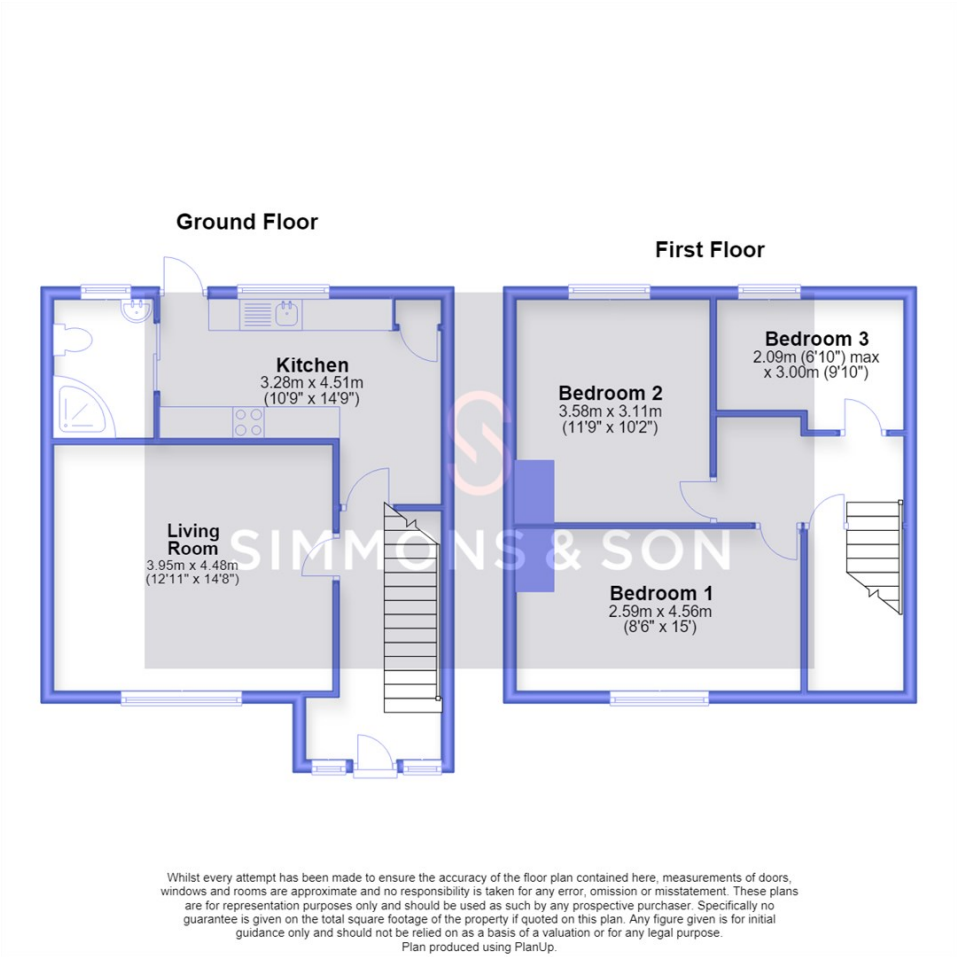
One of the standout features of this property is the large rear garden, which presents an excellent opportunity for outdoor enjoyment. Whether you envision hosting summer barbecues, creating a vibrant garden, or simply enjoying a quiet moment in nature, this garden is sure to impress.

Additionally, the convenience of driveway parking adds to the appeal, ensuring that you have a designated space for your vehicle. This is particularly valuable in a residential area where parking can often be a challenge.

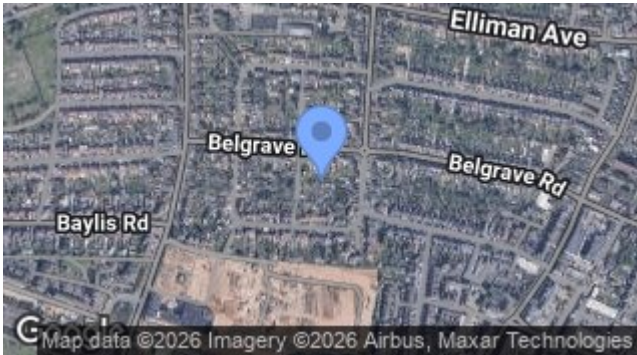
With its desirable location, spacious interiors, and generous outdoor space, this three-bedroom mid-terrace house in South Green is a fantastic opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this lovely property your new home.



South Green, Slough, Berkshire, SL1 3QY



- Three Bedroom Mid Terrace
- Close To Transport Links
- Driveway Parking
- Immaculate Condition Throughout
- Large Rear Garden
- Potential To Extend STPP
- Cul-De-Sac Location
- EPC: C
- Close To Local Grammer Schools
- Council Tax Band: C



| 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 |           |

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.