



Sheffield Road, Slough, SL1 3EE

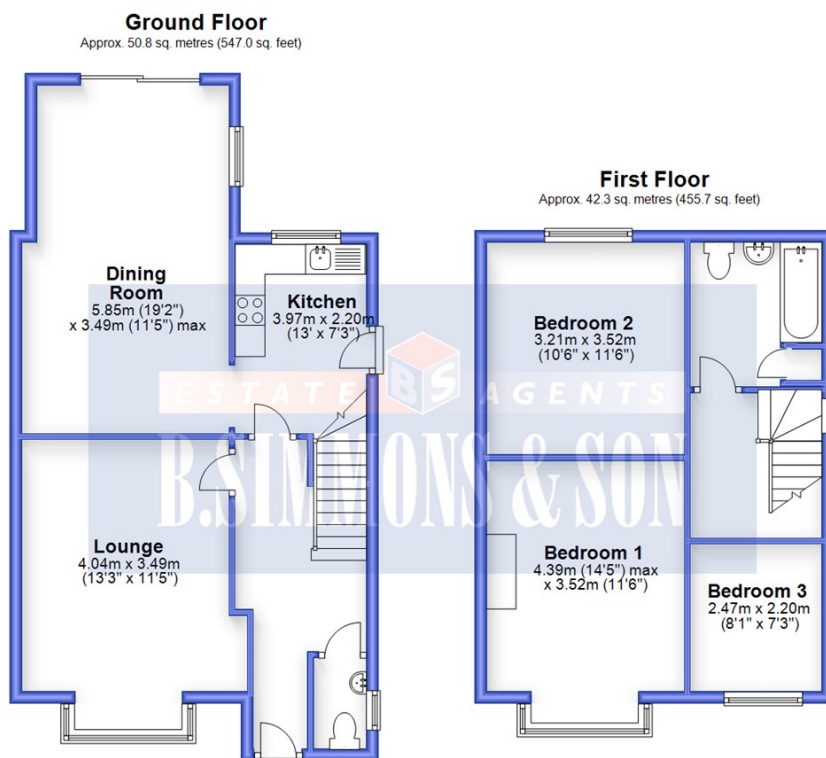
Offers In Excess Of £525,000 Leasehold

RARELY AVAILABLE - CHAIN FREE

Well presented, three bedroom, semi-detached family home situated in a popular residential road, close to local shops and amenities off the Farnham Road. The property benefits from gas central heating, uPVC double glazing, private rear garden and garage. Offering potential to extend STPP. The property is close to local schools, is an easy drive to the M4 and M40 motorways and offers excellent public transport links into Slough town centre and the Cross Rail into London.



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Total area: approx. 93.2 sq. metres (1002.7 sq. feet)

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.

- Extended Three Bedroom Family Home
- Semi Detached
- Downstairs Cloakroom
- Two Reception Rooms
- Well Presented Throughout
- Garage & Off Street Parking
- Leasehold - Approx 930 Years Remaining
- Private Rear Garden
- 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.