



SIMMONS & SON



Surrey Avenue, Slough, SL2 1DS

Offers In Excess Of £425,000 Freehold

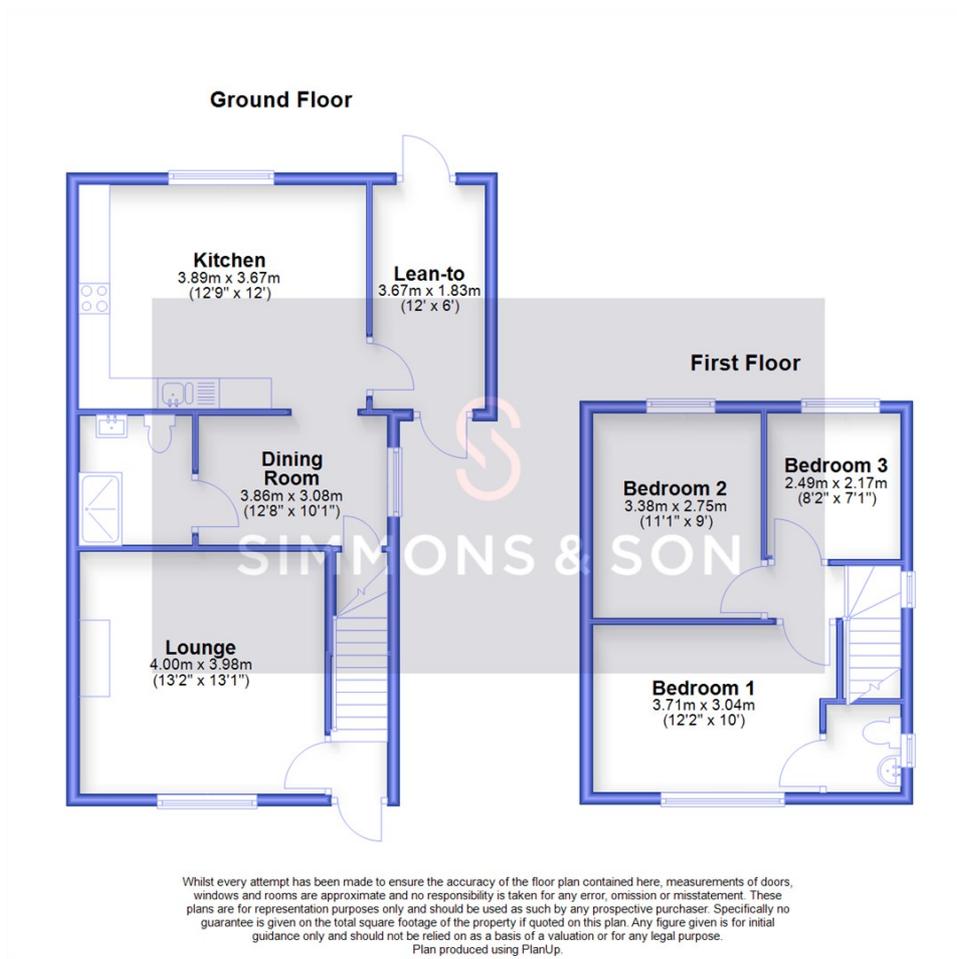
Conveniently situated on Surrey Avenue in Slough, this charming three-bedroom extended semi-detached family home offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for family gatherings and entertaining guests. The spacious fitted kitchen is ideal for culinary enthusiasts, making meal preparation a delightful experience.

The home features three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. With a WC upstairs and the family bathroom conveniently located downstairs, catering to the needs of a busy household. Additionally, the property boasts a double garage with rear access via a service road, along with parking space at the front, making it practical for families with multiple cars.

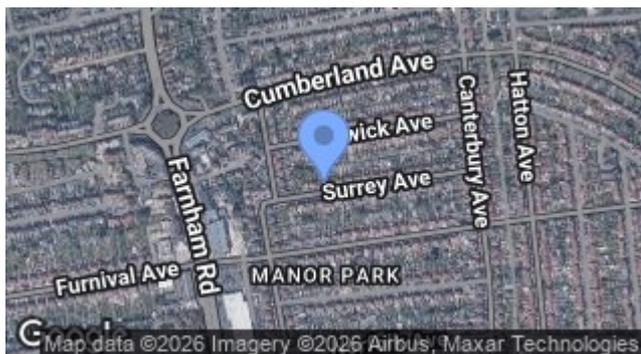
Situated close to local amenities and schools, this residence is perfect for families seeking a vibrant community atmosphere. With no onward purchase, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this home on Surrey Avenue is an excellent choice. Don't miss the opportunity to view this delightful property and envision your future here.



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- Three Bedroom Semi Detached Family Home
- Double Garage Accessed Via Service Road
- No Onward Chain
- Extended
- Driveway Parking
- Well Presented Throughout
- Downstairs Shower Room & WC Upstairs
- Within Walking Distance to Local Amenities & Schools
- Council Tax Band : C
- 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.