



# SIMMONS & SON



## Long Furlong Drive, Slough, SL2 2NG

### Offers In Excess Of £500,000 Freehold

Located on Long Furlong Drive in Slough, this beautifully presented property offers a versatile and spacious layout, making it an ideal opportunity for first-time buyers or growing families. Spanning an impressive 1,076 square feet, the home is thoughtfully designed to maximize both living and workspace.

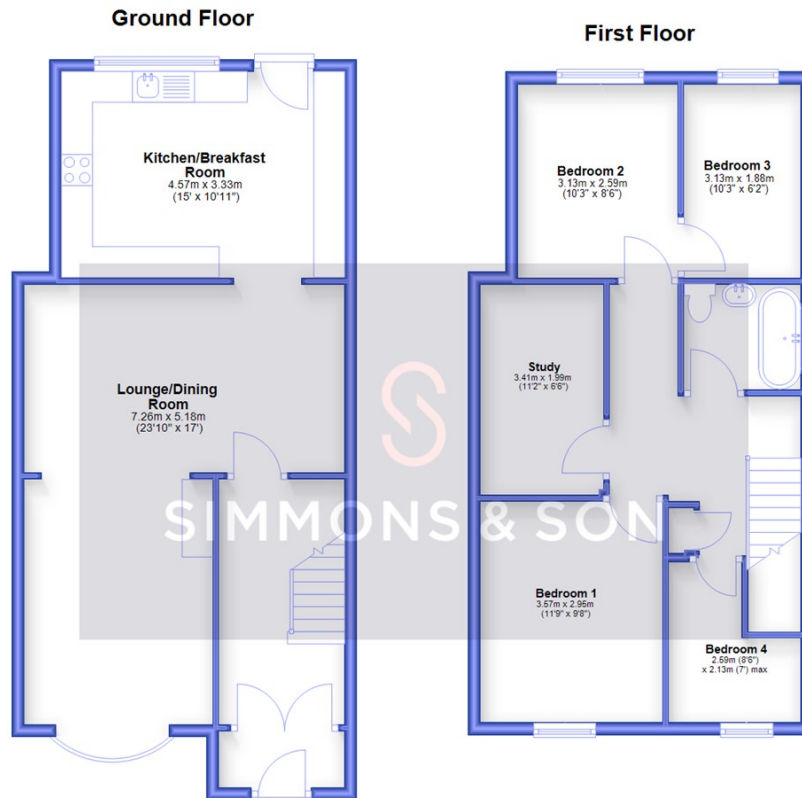
Upon entering, you are welcomed by a practical entrance hall leading into a vast, open-plan Lounge/Dining Room. This expansive space serves as the heart of the home, perfect for both quiet relaxation and large-scale entertaining. To the rear, the Kitchen/Breakfast Room provides a dedicated area for cooking and casual dining, with direct access to the garden.

The upper level is exceptionally well-proportioned, featuring a flexible four-bedroom configuration plus a dedicated workspace. A generous primary bedroom located at the front. Bedrooms 2 & 3: Two well-sized rooms overlooking the rear. Bedroom 4: A cozy single room ideal for a nursery or child's room. Study: A distinct, private home office, perfect for modern remote working. A centrally located family bathroom serving all rooms.

The exterior is equally functional, featuring a driveway with space for up to four cars and a rear garden designed for outdoor enjoyment. Built in 1975, this home blends classic structural integrity with a modern, multi-functional layout. Whether you need four bedrooms or a combination of guest rooms and hobby spaces, this property on Long Furlong Drive is ready to adapt to your lifestyle.



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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.

- Four Bedroom Extended Family Home
- Driveway Parking for Four Vehicles
- Conveniently Close to Local Grammar & Primary Schools
- Well Presented Throughout
- Extended Modern Kitchen
- Within Walking Distance to Burnham Train Station
- Rear Garden with side Pedestrian Access
- Close to Local Shops & Amenities
- EPC: C
- 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			
<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	

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