



# SIMMONS & SON



**Birch Grove, Slough, SL2 1EP**

**Offers In The Region Of £525,000 Freehold**

Nestled in the desirable Birch Grove area, this extended four-bedroom end terrace family home presents an excellent opportunity for those seeking a spacious and modern living environment. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed into a bright and airy hallway leading to two generous reception rooms, providing ample space for relaxation and entertainment. This property boasts a modern kitchen, perfect for culinary enthusiasts and family gatherings. A convenient downstairs cloakroom adds to the practicality of this well-designed home.

The four bedrooms are thoughtfully arranged, offering comfortable accommodation for families of all sizes. Each room is filled with natural light, creating a warm and inviting atmosphere. The family bathroom is well-appointed, catering to the needs of the household.

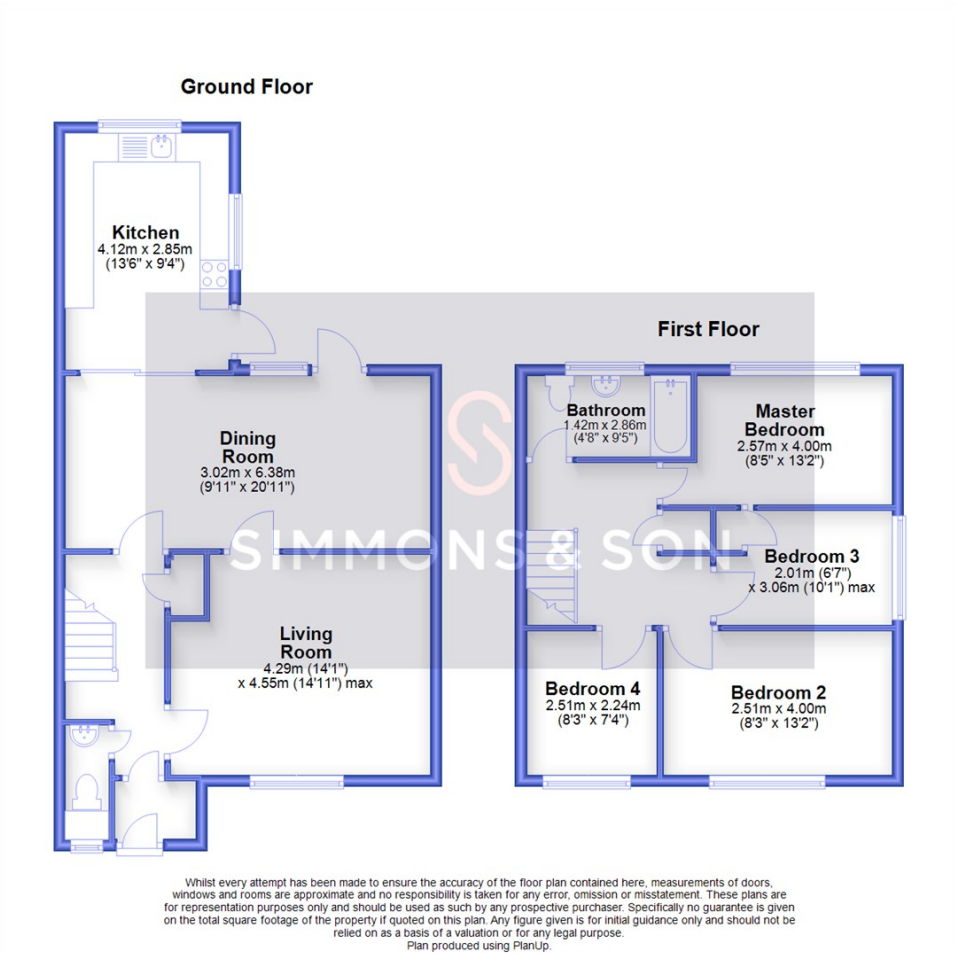
Outside, the garden features brick-built storage, ideal for keeping your outdoor essentials organised. The property also benefits from off-street parking, ensuring that you and your guests have a hassle-free experience. Additionally, three garages provide further storage options or potential for a workshop.

This charming home is perfectly situated in a friendly neighbourhood, close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Do not miss the chance to view this delightful property and envision your future in this lovely home.





Birch Grove, Slough, Berkshire, SL2 1EP



- Four Bedroom End of Terrace Family Home
- Modern Kitchen
- Downstairs Cloakroom
- Garden with Brick Built Storage
- Off street Parking & Three Garages
- Extended
- Two Reception Rooms
- No Onward Chain
- 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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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