



# SIMMONS & SON



**St. Pauls Avenue, Slough, SL2 5ES**

**Price £515,000 Freehold**

Nestled in the charming St. Pauls Avenue of Slough, this semi-detached house is a true gem waiting to be discovered. Boasting a spacious lounge diner, this property offers the perfect setting for entertaining guests or simply relaxing with your loved ones.

With three generously sized double bedrooms, ample storage space is a given, ensuring that you can keep your new home clutter-free and organised. The convenience of having a downstairs family bathroom and an additional upstairs bathroom adds a touch of luxury to everyday living.

One of the standout features of this property is the extension that has been thoughtfully added, creating a welcoming and comfortable three-bedroom family home.

Convenience is key with this property, as it is within walking distance to Slough station, making commuting a breeze. Additionally, being close to local amenities means that everything you need is right at your doorstep.

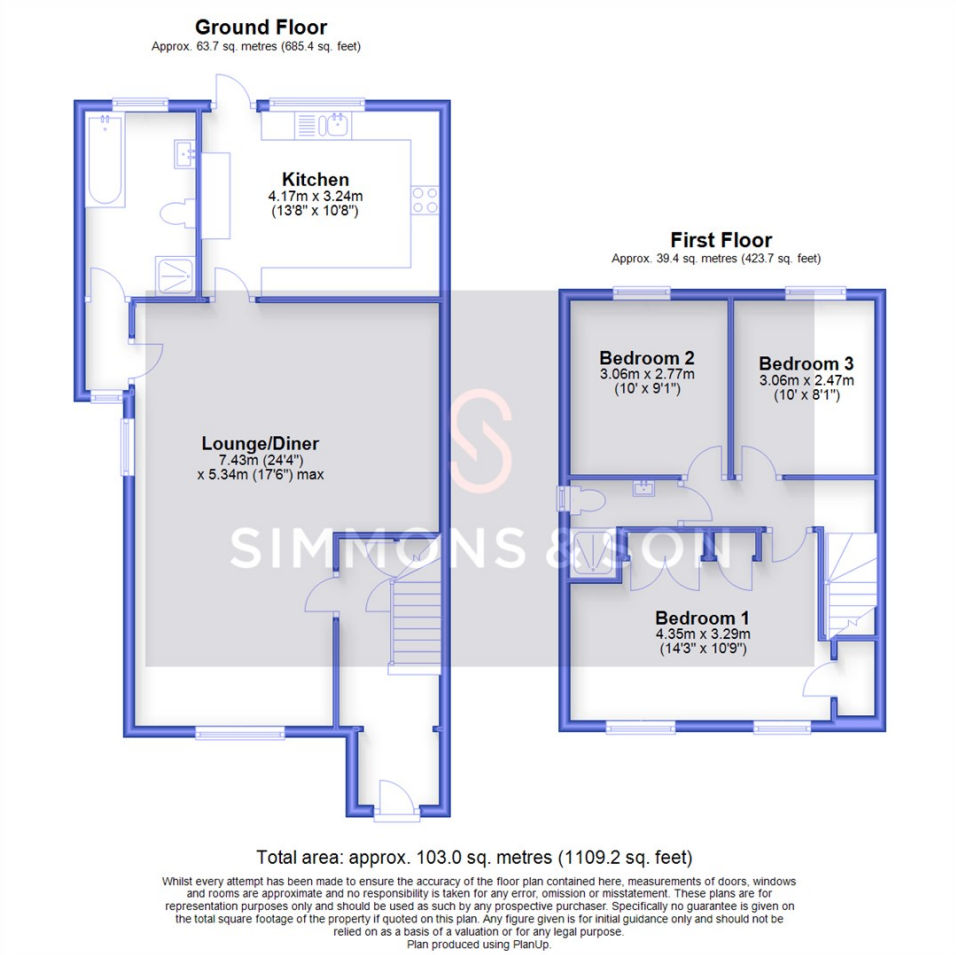
Parking is always a concern, but fear not, as this property offers parking space for up to three vehicles, ensuring that you and your guests will never have to worry about finding a spot.

Don't miss out on the opportunity to make this charming house your new home. Book a viewing today and step into the lifestyle you've been dreaming of.





St. Pauls Avenue, Slough, Berkshire, SL2 5ES



- Extended Semi Detached Family Home
- Three Double Bedrooms
- Driveway Parking
- Walk to Slough Train Station
- DG & GCH
- Downstairs Bathroom & Upstairs Shower Room
- Spacious Lounge/ Diner
- Well Presented Throughout
- Council Tax Band : D
- EPC : 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.