



# SIMMONS & SON



**Shaggy Calf Lane, Slough, SL2 5HH**

**Guide Price £575,000 Freehold**

**FOUR BEDROOM SEMI DETACHED FAMILY HOME - NO ONWARD CHAIN**

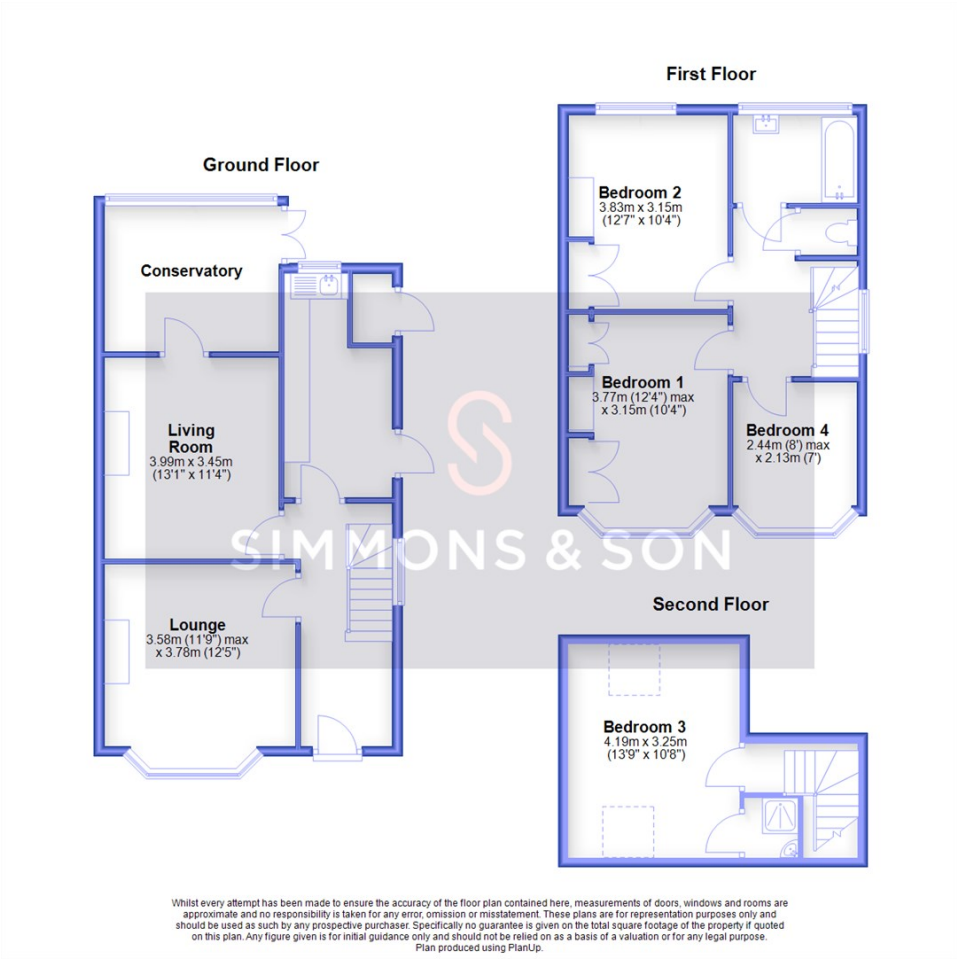
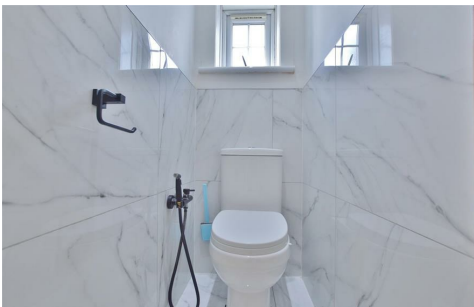
This four bedroom semi detached house is conveniently situated in the sought after road Shaggy Calf Lane within walking distance to Slough train station providing links to central London and close to local schools and amenities.

The property comprises two reception rooms, conservatory, kitchen, family bathroom, four bedrooms, one ensuite shower room, front and rear garden with potential to extend and driveway parking.





Shaggy Calf Lane, Slough, Berkshire, SL2 5HH



- Four Bedroom Semi Detached Family Home
- Conservatory
- Off Street Parking
- No Onward Chain
- Potential to Extend STPP
- Within Walking Distance to Slough Train Station
- Close to Local Schools & Amenities
- Council Tax Band : E
- Two Reception Rooms
- 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		
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(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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