



# SIMMONS & SON



**Bower Way, Slough, SL1 5HA**

**Offers In Excess Of £400,000 Freehold**

Located in the area of Cippenham, Bower Way presents an excellent opportunity for first-time buyers seeking a delightful home. This end-terrace house boasts two well-proportioned bedrooms, making it perfect for small families or those looking to start their journey in homeownership.

Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The property also features a modern bathroom, designed to cater to your everyday needs.

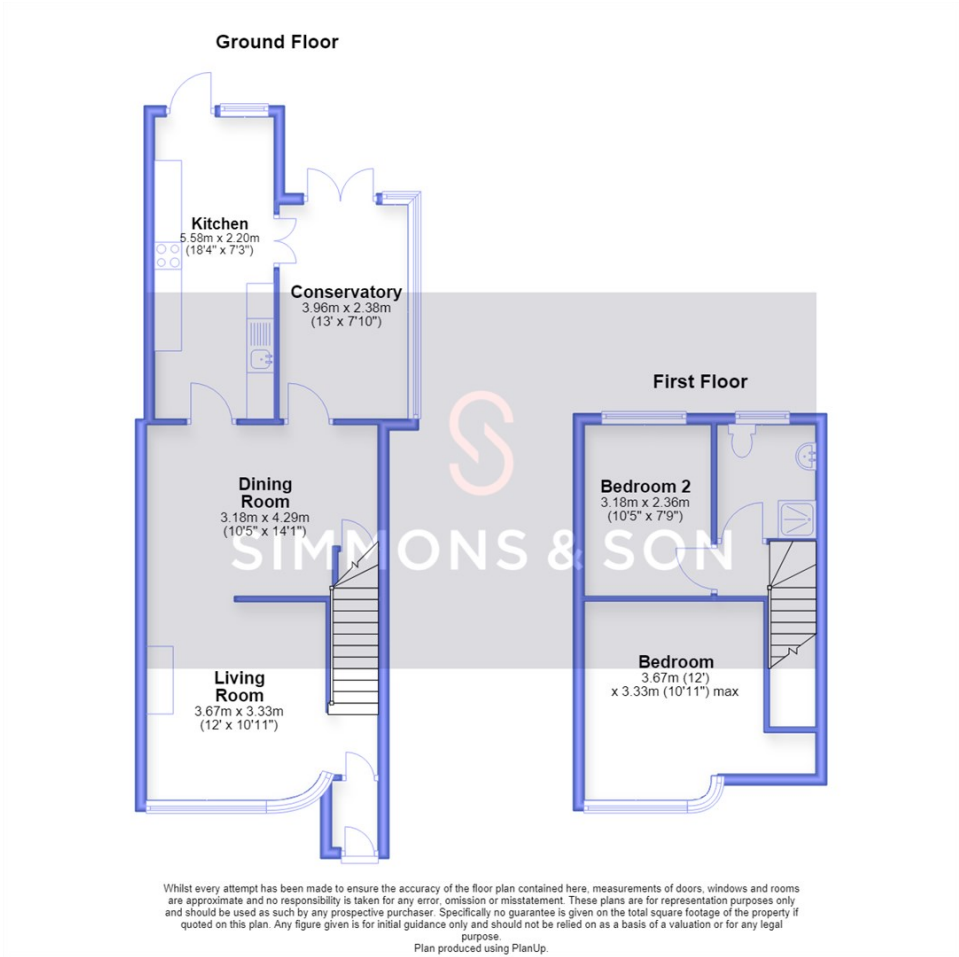
One of the standout features of this property is the convenient driveway parking, providing you with easy access and peace of mind. The outdoor space is ideal for enjoying the fresh air, whether it be for a morning coffee or an evening gathering.

Bower Way is not only a home but also benefits from its location in Slough, which offers a range of local amenities, schools, and transport links. This makes it an attractive choice for those who value both comfort and convenience.

In summary, this two-bedroom end-terrace house on Bower Way is a fantastic opportunity for first-time buyers looking to establish themselves in a friendly community. With its practical layout, driveway parking, and prime location, it is a property that should not be missed.



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- Two Bedroom End Terrace
- Close To Cippenham Village
- Driveway Parking
- Close To Local Schools & Amenities
- Single Story Extension
- Walking Distance To Burnham Train station
- Two Reception Rooms
- EPC: D
- No Onward Chain
- 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 |                         |           |
| 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.