



# SIMMONS & SON



## Aldborough Spur, Slough, SL1 3EN

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

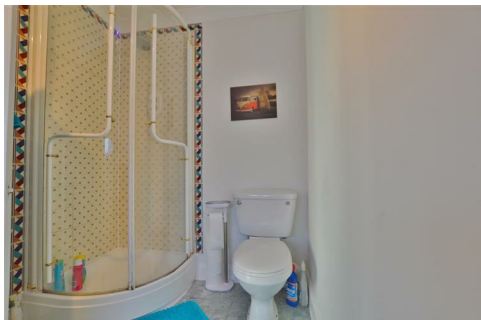
Located in Aldborough Spur, Slough, this delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers. Built in 1935, the property boasts a characterful charm while offering modern conveniences.

The home features a well-proportioned reception room, perfect for relaxing or entertaining guests. The two bedrooms provide ample space for rest and relaxation, while the two bathrooms ensure that morning routines are a breeze, catering to the needs of a small family or professionals alike.

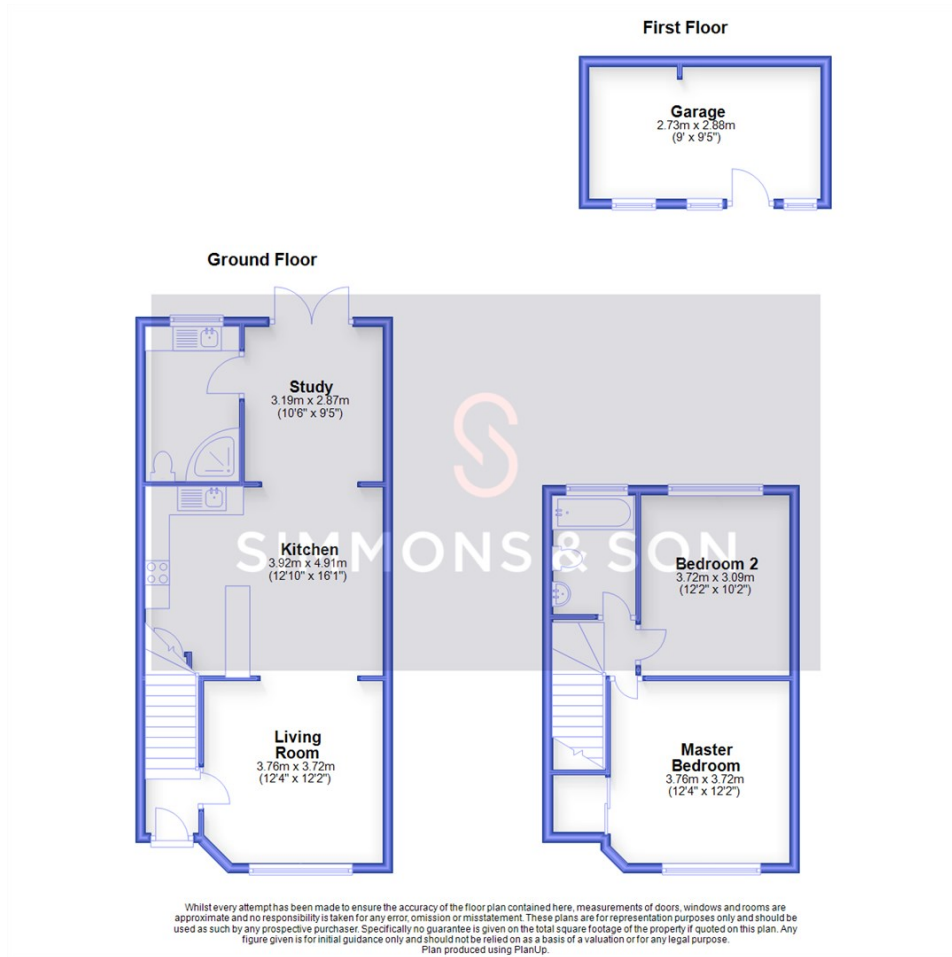
One of the standout features of this property is the convenience of driveway parking, a rare find in many urban settings. This added benefit allows for easy access and peace of mind when it comes to parking your vehicle.

The location in Aldborough Spur is ideal, providing a balance of suburban tranquillity and accessibility to local amenities. Residents can enjoy nearby parks, shops, and schools, making it a perfect setting for those looking to establish their first home.

In summary, this mid-terrace house is a wonderful opportunity for first-time buyers seeking a blend of comfort, convenience, and character in a desirable location. Do not miss the chance to make this charming property your new home.



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- Two Bedroom Family Home
- Driveway Parking
- Quiet Residential Cul-De-Sac
- Walking Distance to Slough Train Station
- Well Presented Throughout
- GCH & DG
- Private Garden
- Close to Local Schools & Amenities
- Council Tax Band:C
- EPC: C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>69</b>	
<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) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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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.