



SIMMONS & SON



Spinney, Slough, SL1 2YF

Offers In Excess Of £400,000 Freehold

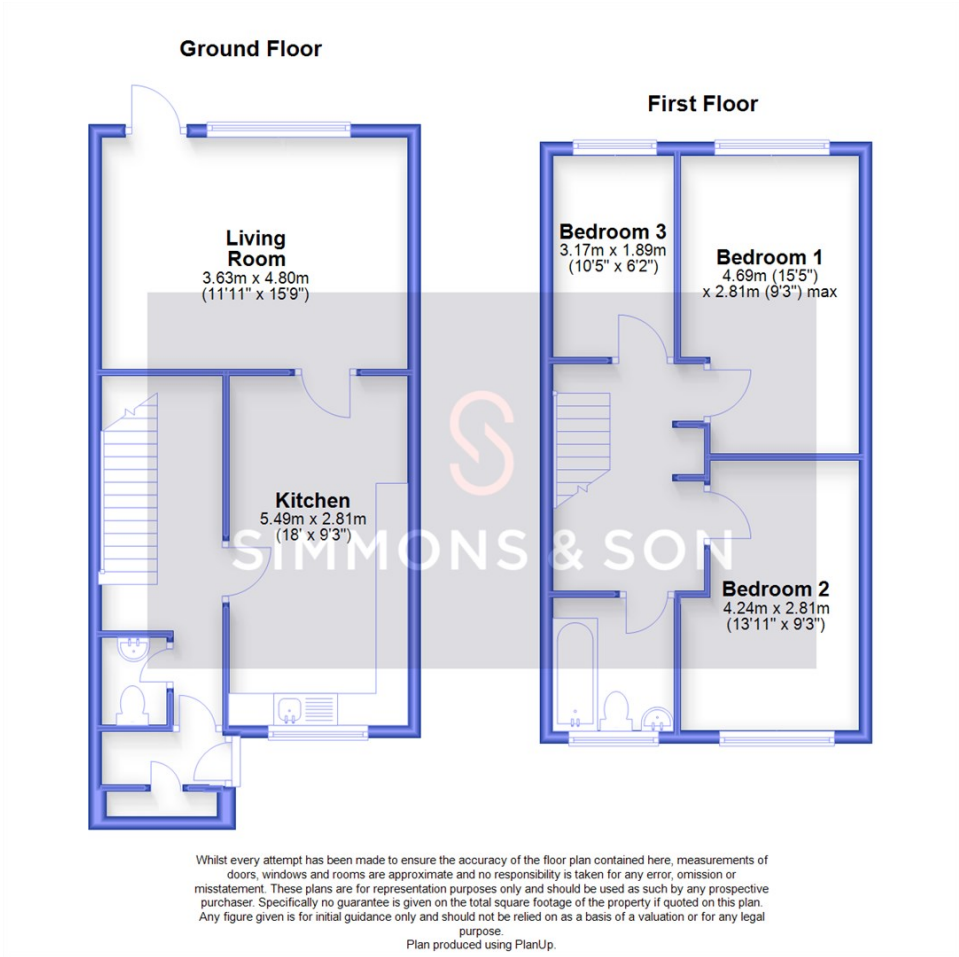
Positioned just a short stroll from local schools and amenities, this charming three-bedroom mid-terrace family home offers the perfect balance of convenience and tranquility. Nestled in a peaceful cul-de-sac within the sought-after Spinney area of Cippenham, Slough, it provides a safe and welcoming environment for parents and pet owners alike.

Inside, the inviting reception room sets a warm tone for the house, complemented by three well-proportioned bedrooms, a principal bathroom, and a practical downstairs cloakroom. The private rear garden serves as a peaceful retreat, ideal for family gatherings, gardening, or relaxing in the sun.

With local schools, shops, and transport links practically on your doorstep, this home is a highly practical choice for everyday living. Don't miss the opportunity to view this lovely property and take your next step on the ladder.



Spinney, Slough, Berkshire, SL1 2YF



- Three Bedroom Family Home
- Conveniently situated Near Cippenham Village
- No Onward Chain
- Requires Modernisation
- Private Garden
- Spacious Bedrooms
- Close To Transport Links
- Council Tax Band: C
- Close To Local Schools & Amenities
- EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		65
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.