SIMMONS & SON

## Franklin Avenue, Slough, SL2 1RX

## Offers In Excess Of £450,000 Freehold

Located on the Franklin Avenue in Slough, this delightful End-terrace house presents an excellent opportunity for first-time buyers seeking a comfortable family home. With three well-proportioned bedrooms, this property offers ample space for a growing family or those looking to establish their roots in a welcoming community.

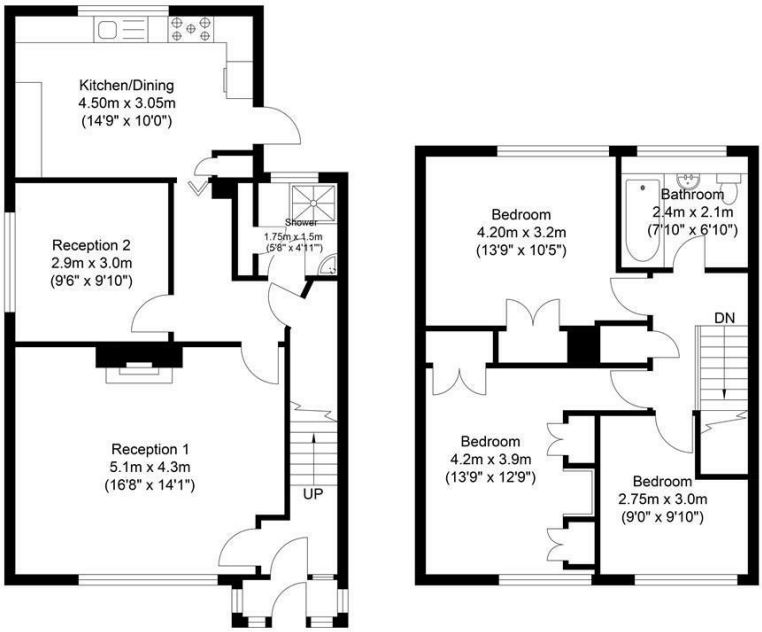
The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and appealing, allowing for a seamless flow between living spaces. Additionally, the property boasts two bathrooms, ensuring convenience for all members of the household.

Situated close to Farnham Road, residents will benefit from easy access to a variety of local amenities, including shops, schools, and public transport links. This prime location enhances the appeal of the home, making it an ideal choice for those who value both comfort and convenience.

Whether you are a first-time buyer or looking to invest in a family-friendly property, this three-bedroom home on Franklin Avenue is a wonderful opportunity not to be missed. With its spacious interiors and prime location, it is sure to attract interest from a range of buyers. We invite you to come and explore the potential this lovely home has to offer.

# Franklin Avenue, Slough, Berkshire, SL2 1RX

Approx Gross Internal Floor Area : 108.94 sq m. (1172.62 sq. ft.)
Garden Measurement - (7.20m x 14.10m = 23'7" x 46'3")




Ground Floor First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and to responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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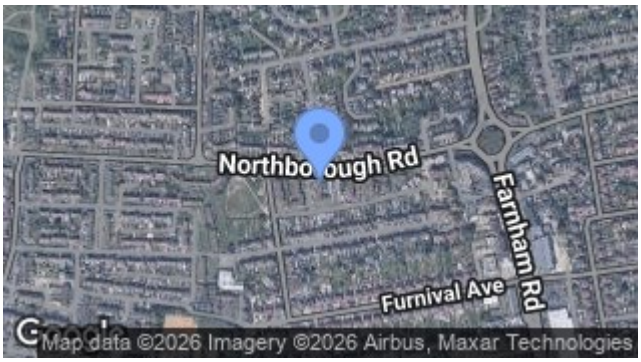
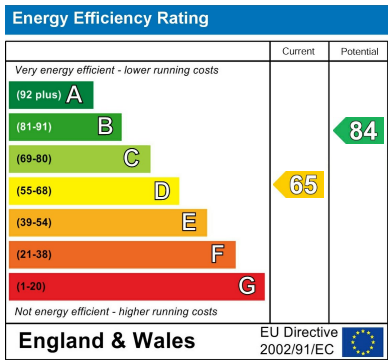
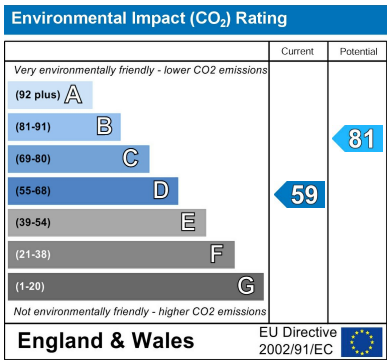
- 3/4 Bedroom Family Home
- GCH & DG
- Private Rear Garden
- Downstairs Shower Room
- Kitchen/ Diner
- End Terrace
- Located Close to M4 & M40 Motorways
- Close to Local Amenities
- EPC : D
- Council Tax Band:C




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.