



SIMMONS & SON



Gascons Grove, Slough, SL2 1TH

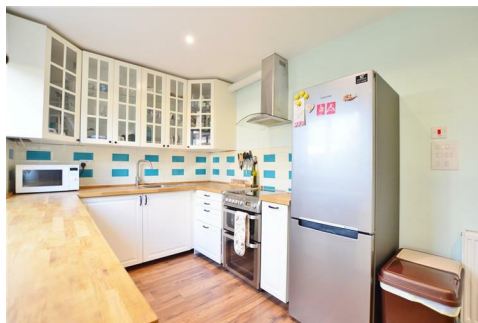
Guide Price £425,000 Freehold

Welcome to this charming mid-terrace family home located in the desirable area of Gascons Grove, Slough. This well-presented property boasts three spacious bedrooms, making it an ideal choice for families seeking comfort and convenience.

As you enter, you are greeted by an inviting reception rooms that provide ample space for relaxation and entertaining. The property features a well-appointed bathroom, ensuring that the needs of the household are met with ease. The bedrooms are generously sized, offering a peaceful retreat at the end of a busy day.

One of the standout features of this home is its proximity to local schools, making it an excellent choice for families with children. The surrounding area is known for its community spirit and accessibility to essential amenities, ensuring that everything you need is within easy reach.

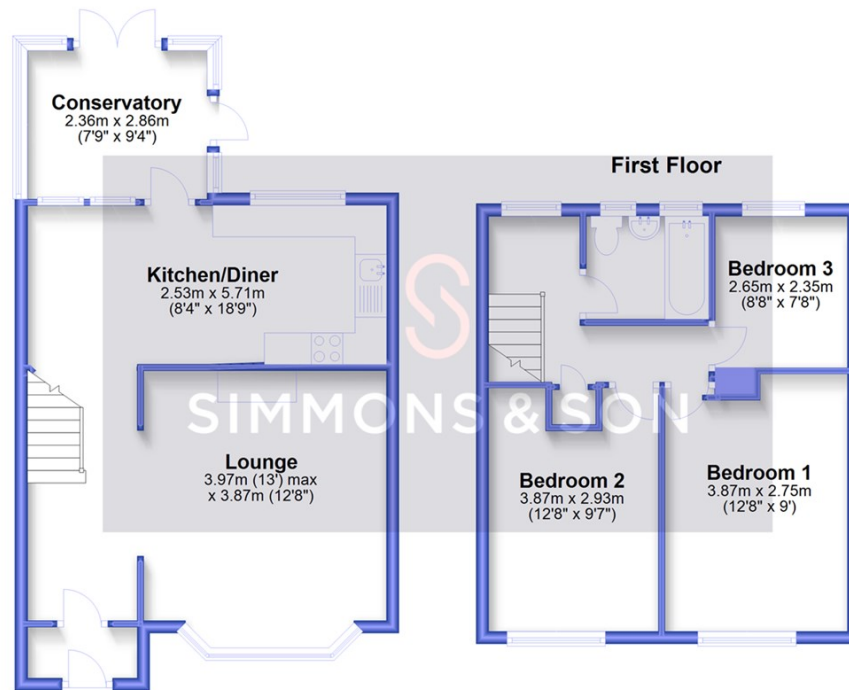
This delightful home in Gascons Grove presents a wonderful opportunity for those looking to settle in a friendly neighbourhood. With its appealing layout and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.



Gascons Grove, Slough, Berkshire, SL2 1TH

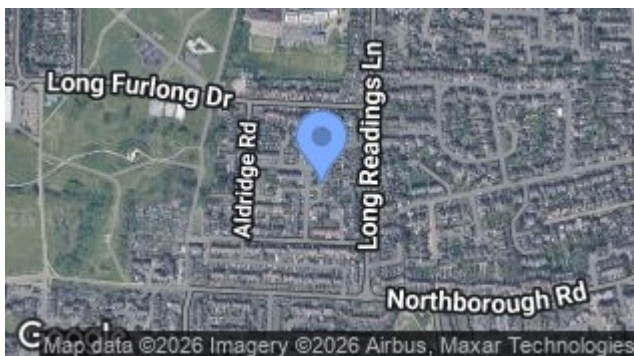


Ground Floor



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 no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only 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 a valuation or for any legal purpose. Plan produced using PlanUp.

- Three Bedroom Family Home
- GCH & DG
- Well Maintained Rear Garden
- Close to Local Schools & Amenities
- Modern Kitchen/ Diner
- Modern Family Bathroom
- Potential to Extend STPP
- Residential Parking
- Council Tax Band : C
- 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 | 87 |
| | | | 55 |

| 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.