



# SIMMONS & SON



## Orchards Residential Park, Slough, SL3 6QJ

**Price £190,000 Leasehold**

CASH BUYERS ONLY

Nestled within the tranquil setting of Orchards Residential Park in Slough, this charming park home offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for those seeking a peaceful retreat or a low-maintenance lifestyle.

The home features a spacious reception room that welcomes you with an abundance of natural light, creating an inviting atmosphere for relaxation or entertaining guests.

Outside, you will find a private garden, an ideal space for enjoying the fresh air or indulging in gardening pursuits. Additionally, the property benefits from driveway parking, providing ease and accessibility for you and your visitors.

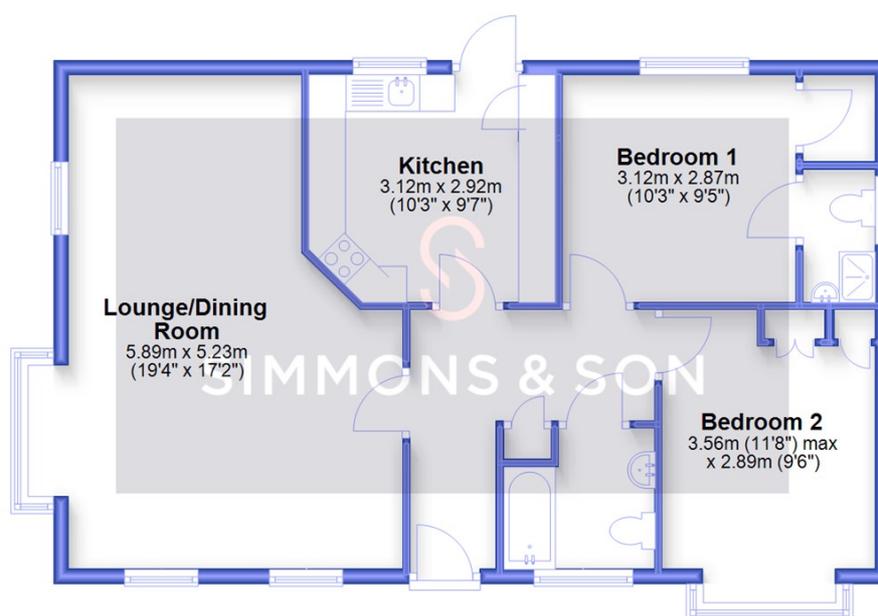
This park home is not just a residence; it is a lifestyle choice, offering a serene environment while being conveniently located near local amenities. Whether you are looking to downsize or simply seeking a peaceful place to call home, this property is sure to impress. Do not miss the opportunity to make this delightful park home your own.



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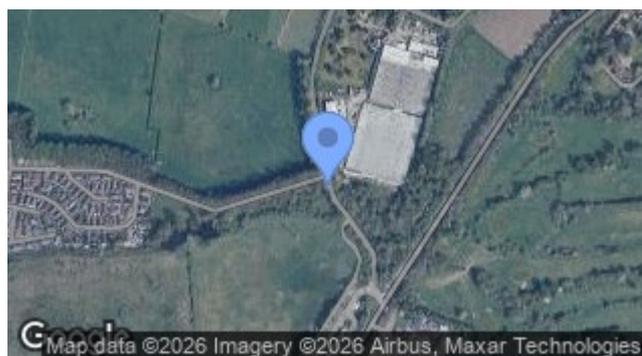


## Ground Floor



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.

- Park Home
- Private Garden
- 0.3 Miles to Langley Railway & Elizabeth Line Station
- Over 45s
- Cash Buyers Only
- Private Parking
- Two Double Bedrooms
- No Onward Chain
- Spacious Living Room
- Council Tax - A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>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>			
(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			
<b>England &amp; Wales</b>	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.