



SIMMONS & SON



Lancaster Avenue, Berkshire, SL2 1AU

£1,800 PCM

Nestled in the heart of Slough, this charming terraced house on Lancaster Avenue offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

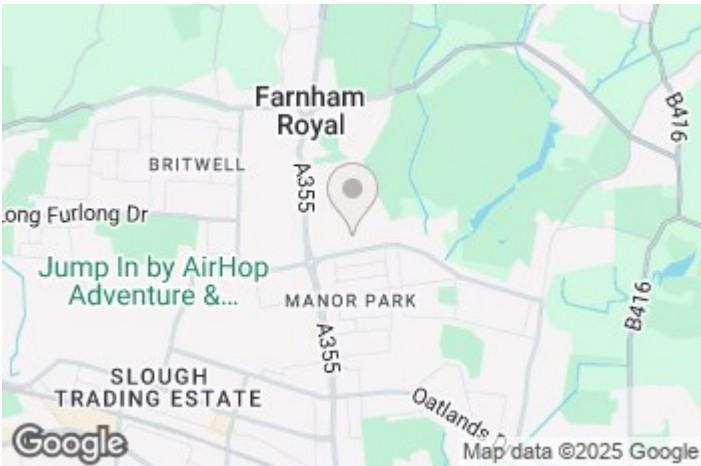
The fitted kitchen is both practical and stylish, equipped to meet all your culinary needs. It offers ample storage and workspace, making meal preparation a pleasure. The property benefits from gas central heating, ensuring a cosy environment throughout the colder months.

Outside, you will find driveway parking for one vehicle, a valuable feature in this bustling area. The location is superb, with easy access to local amenities, schools, and transport links, making it an excellent choice for commuters and families alike.

This three-bedroom house on Lancaster Avenue is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss your chance to make this lovely property your new home.

Lancaster Avenue, Slough Berkshire, SL2 1AU

- Three Bed Home
 - Spacious Rooms
 - Council Tax: - Band C £2037.93
- Driveway Parking
 - One Weeks Holding Deposit: £415.38
 - Available 23/08/2025
- Fitted Kitchen
 - 5 Week Security Deposit: £2076.90



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		
	54	84
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		
	51	84
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.