



SIMMONS & SON



Forge Drive, Slough, SL2 3NG

Offers In Excess Of £550,000 Freehold

Nestled in a tranquil residential cul-de-sac on Forge Drive, Farnham Common, this charming three-bedroom family home offers a perfect blend of comfort and convenience. The property boasts a spacious driveway, providing ample parking for your vehicles.

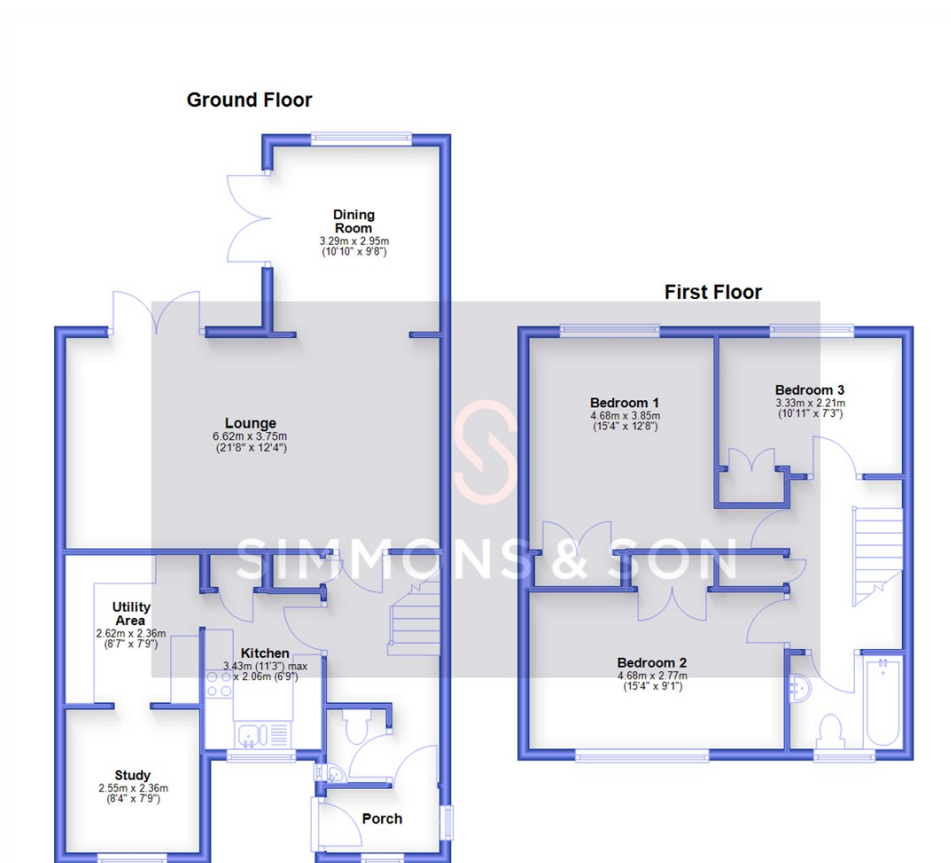
As you step into the home, you will be greeted by a warm and inviting atmosphere, ideal for family living. The beautifully maintained rear garden is a standout feature, offering a serene outdoor space for relaxation and play. With side pedestrian access, it is easy to enjoy the garden from the house or entertain guests during the warmer months.

Situated in the heart of Farnham Common village, this property is conveniently located near local amenities, ensuring that all your daily needs are within easy reach. Families will appreciate the proximity to reputable schools, making the morning school run a breeze. Additionally, the nearby Burnham Beeches nature reserve provides a wonderful opportunity for outdoor activities, whether it be leisurely walks or family picnics amidst stunning natural surroundings.

This delightful home is perfect for those seeking a peaceful lifestyle while remaining close to essential services and recreational areas. With its appealing features and prime location, this property is an excellent choice for families looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.



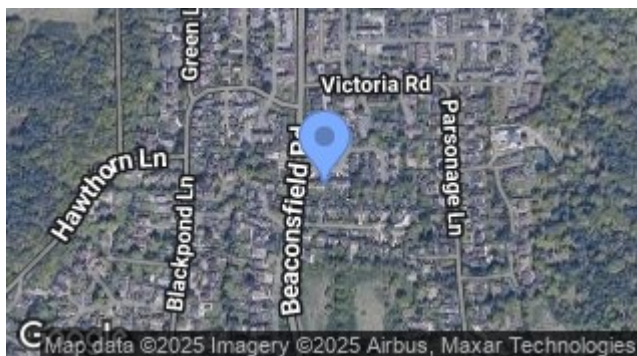
Forge Drive, Farnham Common Slough, South Buckinghamshire, SL2 3NG



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 for prospective purchase only. No guarantee or 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.

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| <ul style="list-style-type: none"> • Three Bedroom Family Home with No Onward Chain | <ul style="list-style-type: none"> • Driveway Parking | <ul style="list-style-type: none"> • Beautiful Rear Garden With Side Pedestrian Access | <ul style="list-style-type: none"> • Downstairs Cloakroom | <ul style="list-style-type: none"> • Study |
| <ul style="list-style-type: none"> • Kitchen & Utility Area | <ul style="list-style-type: none"> • Situated in Farnham Common Village | <ul style="list-style-type: none"> • Close to Local Amenities, Schools & Burnham Beeches | <ul style="list-style-type: none"> • Council Tax Band : E | <ul style="list-style-type: none"> • EPC : G |



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			43
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ 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 Simmonds & 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 Simmonds & Son.