



# SIMMONS & SON



**Wentworth Avenue, Slough, SL2 2AP**

**£2,500 PCM**

Five spacious bedrooms | Detached chalet bungalow | Freshly redecorated & brand-new flooring throughout | Large private rear garden | Private driveway parking | Elite & sought-after location

Positioned on the prestigious Wentworth Avenue, this impressive five-bedroom detached chalet bungalow offers an outstanding blend of space, elegance, and modern comfort. The property has been freshly redecorated throughout, complemented by brand-new flooring, creating a pristine, light-filled interior that is completely move-in ready.

Designed for expansive family living, the home boasts generous living proportions, five well-appointed bedrooms, and a stunning private rear garden—perfect for outdoor entertaining. Complete with a private driveway and set in one of the area's most sought-after neighbourhoods, this exceptional residence offers luxury living at its finest.



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- Five Double Bedroom Detached Family Home
- Beautiful Rear Garden & Impressive Corner Plot
- One Garage & Driveway Parking
- Close To Burnham Grammar School
- Close to Burnham Beeches & Farnham Common Amenities
- EPC - Band C
- Council Tax : Band F - £3320
- Holding Deposit : £576.92
- 5 Week Deposit : £2,884.61
- Available Immediately



| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.