



SIMMONS & SON



Salt Hill Way, Slough, SL1 3TT

Offers In Excess Of £425,000 Freehold

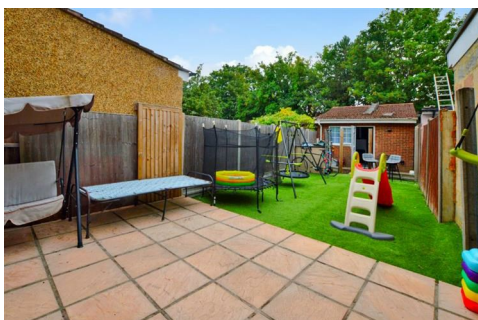
Nestled in the desirable area of Salt Hill Way, Slough, this mid-terrace house presents an excellent opportunity for families and investors alike. Boasting three well-proportioned bedrooms, this home is designed for comfortable living. The property features a welcoming reception room, perfect for relaxation or entertaining guests.

One of the standout features of this residence is the self-contained annex, which includes a modern fitted kitchen and a shower room and can be accessed via the rear service road. This versatile space can serve as a guest suite, a home office, or even a rental opportunity, providing additional value to the property.

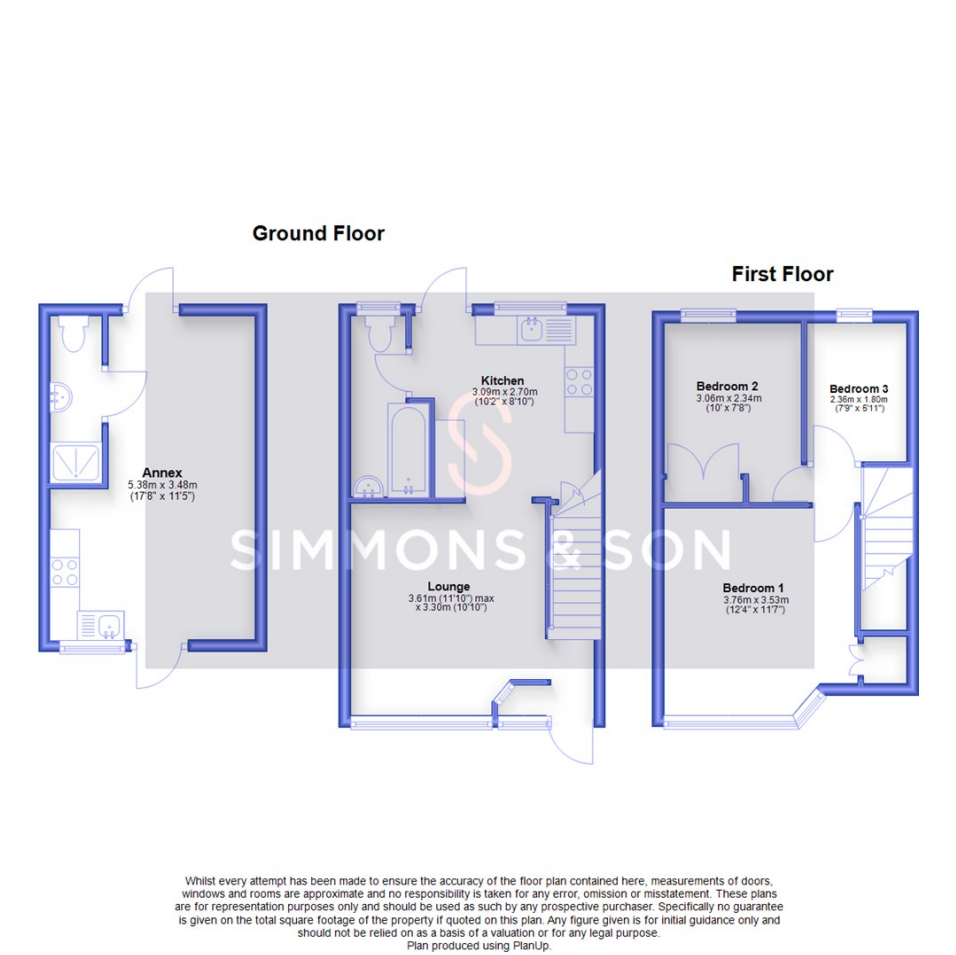
The house is well-presented throughout, ensuring that you can move in with ease. The driveway offers parking for two vehicles, a convenient addition in this bustling area. Furthermore, the property has potential for extension, subject to planning permission, allowing you to tailor the space to your needs.

Location is key, and this home does not disappoint. It is within walking distance to Slough Train Station, which provides direct links to Central London, making it ideal for commuters. Additionally, the proximity to the M4 motorway ensures easy access to surrounding areas.

In summary, this three-bedroom family home on Salt Hill Way is a fantastic opportunity, combining modern living with the potential for future development. With its convenient location and well-thought-out features, it is a property not to be missed.



Salt Hill Way, Slough, Berkshire, SL1 3TT



- Three Bedroom Family Home
- Potential to Extend STPP
- Self Contained Annex with Modern Fitted Kitchen & Shower Room
- Service Road to Rear
- Walk to Slough Train Station Providing Direct Links to Central London
- Well Presented Throughout
- Close to M4 Motorway
- Driveway Parking for Two Vehicles
- Council Tax Band : C
- EPC : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		69
(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 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		

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