



SIMMONS & SON



Warwick Avenue, Slough, SL2 1DX

Price £575,000 Freehold

Located in Warwick Avenue, Slough, this beautifully presented three-bedroom family home offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into an impressive hallway leading to a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The well-appointed kitchen, complemented by a utility room, is ideal for those who enjoy cooking and hosting gatherings.

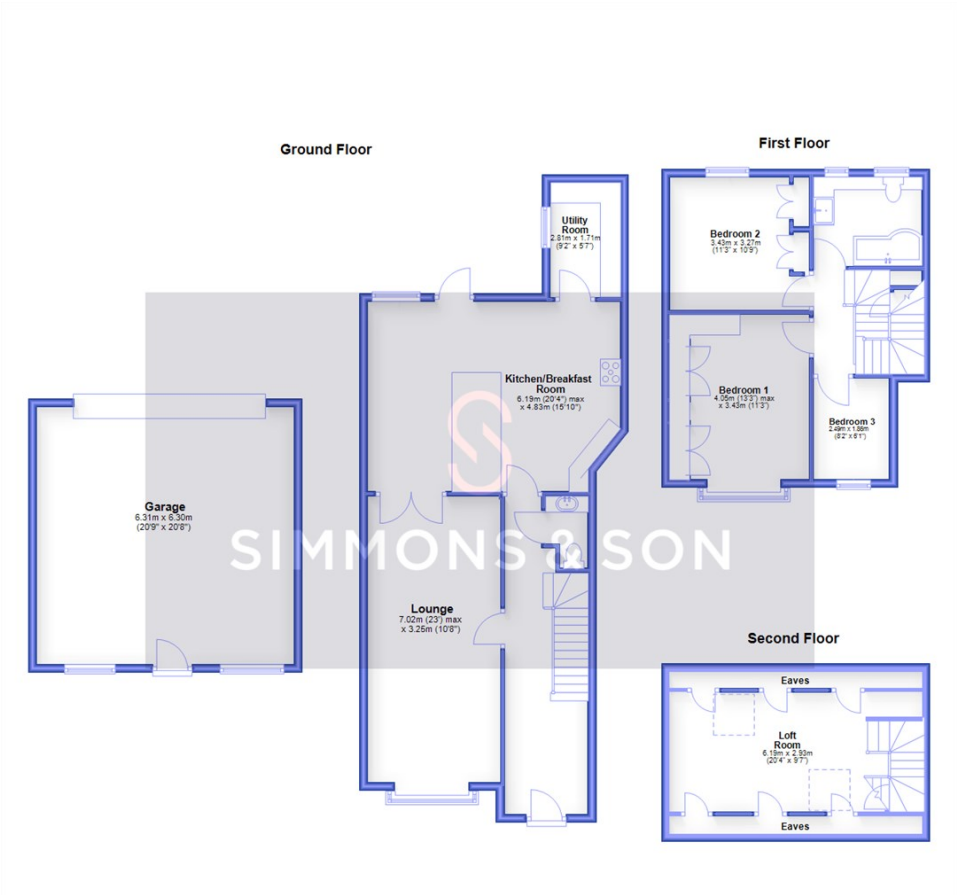
The property boasts three generously sized bedrooms, providing ample space for family living or accommodating guests. Additionally, a loft room presents a versatile area that can be transformed into a study, playroom, or extra storage, catering to your individual needs.

Outside, the property features parking for two vehicles, a valuable asset in this bustling area. The presence of a double garage adds further potential, whether for use as a workshop, garden storage, or even a home office. The service road enhances accessibility, making it convenient for residents and visitors alike.

This charming home is not only well-located but also offers a wonderful opportunity for those seeking a comfortable and stylish living space in Slough. With its thoughtful layout and appealing features, this property is sure to attract interest from families and professionals alike. Do not miss the chance to make this delightful house your new home.



Warwick Avenue, Slough, Berkshire, SL2 1DX



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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. 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

- Three Bedroom Extended Family Home
 - Immaculate Condition throughout
 - Alarm System
 - Driveway Parking & Spacious Garage via Private Service Road
 - Modern Downstairs Cloakroom & Stylish Family Bathroom Upstairs
- Loft Room with Storage
 - Close To Herschel Grammar School & Local Amenities
 - Contemporary Kitchen with Separate Utility Room & Underfloor Heating
 - EPC : D
 - Council Tax Band : D



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	80

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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