



# SIMMONS & SON



## Aldbrough Spur, Slough, SL1 3EN

### Guide Price £535,000 Freehold

Located in the desirable area of Aldborough Spur, Slough, this charming three-bedroom end terrace house presents an excellent opportunity for families and professionals alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen and dining area create a warm and inviting atmosphere, perfect for family meals.

The three bedrooms are generously sized, offering comfortable living spaces for all family members. The bathroom is conveniently located, ensuring ease of access for everyone in the household. Additionally, the property benefits from planning permission for a single-storey and loft extension, allowing for further enhancement and personalisation to suit your needs.

Parking is a breeze with space for two vehicles, a valuable asset in this bustling area. The location is particularly advantageous, as it is within walking distance to Slough Train Station, providing excellent transport links to London and beyond. This makes it an ideal choice for commuters seeking a balance between suburban living and city accessibility.

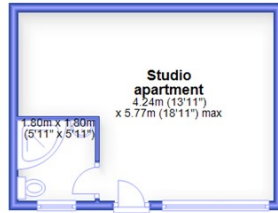
In summary, this end terrace house in Aldborough Spur is a fantastic opportunity for those looking to settle in a vibrant community with the potential for future development. With its spacious interiors, convenient location, and parking facilities, it is a property not to be missed.



# Aldborough Spur, Slough, Berkshire, SL1 3EN



Ground Floor



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 by any prospective purchaser. Specifically no 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 Revup.

- Three Bedroom End Terrace • Self Contained Studio In The Garden • Off Street parking for 2 Cars • Quiet Residential Cul-De-Sac Close to Local Schools & Amenities • Walking Distance to Slough Train Station
- Planning Permission For Single Story & Loft Conversion • Modern Kitchen • Immaculate Condition Throughout • Council Tax Band: d • EPC: 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	82

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	65

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