



# SIMMONS & SON



**Prestwood, Slough, SL2 5TX**

**Offers In Excess Of £440,000 Freehold**

Situated in the charming area of Prestwood, Wexham, this delightful mid-terrace family home offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for families or couples seeking a welcoming space to call home.

As you enter, you will find two well-appointed reception rooms that provide ample space for relaxation and entertaining. The modern kitchen is a standout feature, well-presented and designed to meet the needs of contemporary living. The property is maintained to a high standard throughout, ensuring a warm and inviting atmosphere.

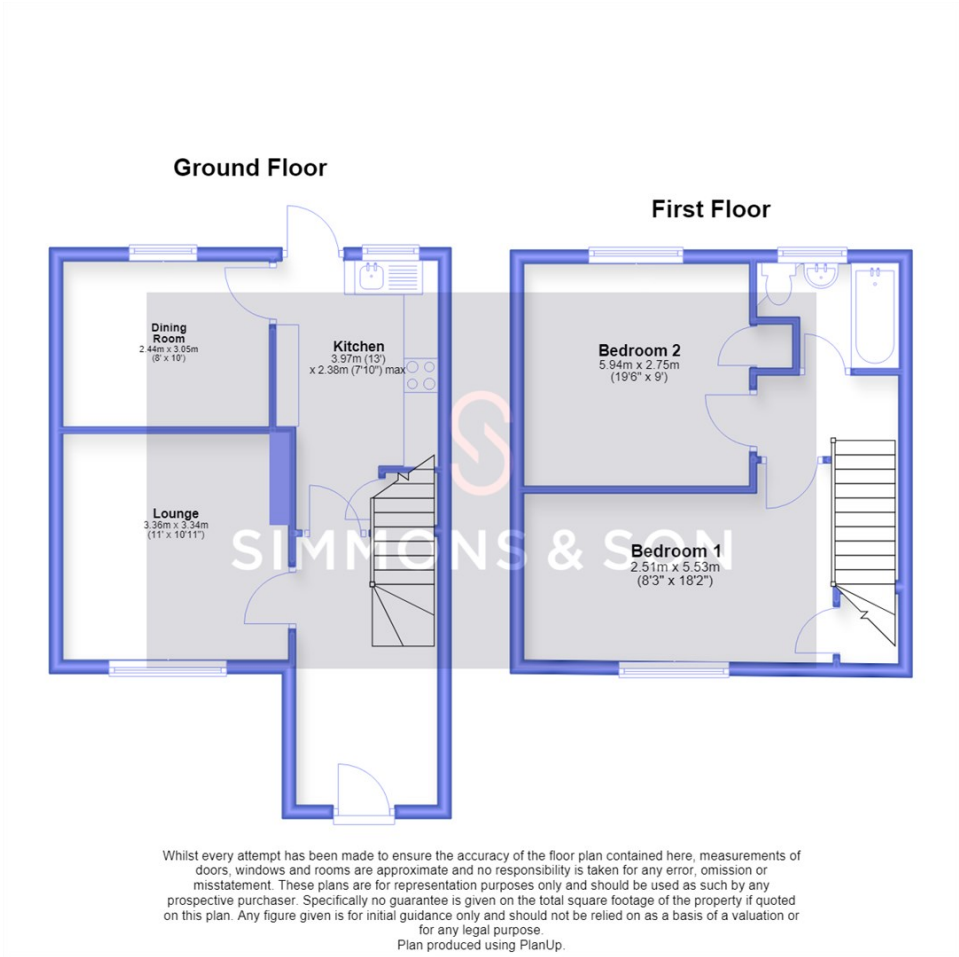
One of the practical advantages of this home is the driveway parking, accommodating up to two vehicles. Additionally, the property is conveniently located close to local schools and amenities, making it an excellent choice for families with children or those who appreciate easy access to essential services.

With no onward chain, this home is ready for you to move in without delay. Whether you are a first-time buyer or looking to downsize, this mid-terrace house in Prestwood presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Do not miss the chance to make this lovely property your own.





Prestwood, Slough, Berkshire, SL2 5TX



- Two Double Bedroom mid Terrace Family Home
  - No Onward Chain
- Driveway Parking
  - Close to Local Amenities
- Two Reception Rooms
  - Walking Distance to Local Schools
- Modern Fitted Kitchen
  - Council Tax Band : C
- GCH & DG
  - EPC : C



| 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.