



SIMMONS & SON



Chalvey Grove, Slough, SL1 2TQ

Offers In The Region Of £350,000 Freehold

Nestled in the area of Chalvey Grove, this delightful two-bedroom mid-terrace cottage presents an excellent opportunity for first-time buyers. The property boasts a welcoming reception room, perfect for relaxing or entertaining guests. The two well-proportioned bedrooms offer ample space for comfortable living, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is the parking space available for one vehicle, a valuable asset in this desirable location. The property is ideally situated close to the M4, providing easy access to major routes and making commuting a breeze.

With no onward chain, this cottage is ready for you to move in and make it your own without the hassle of waiting for previous owners to vacate. Whether you are looking to start your journey on the property ladder or seeking a charming home in a convenient location, this mid-terrace cottage in Chalvey Grove is not to be missed. Embrace the opportunity to create lasting memories in this lovely home.

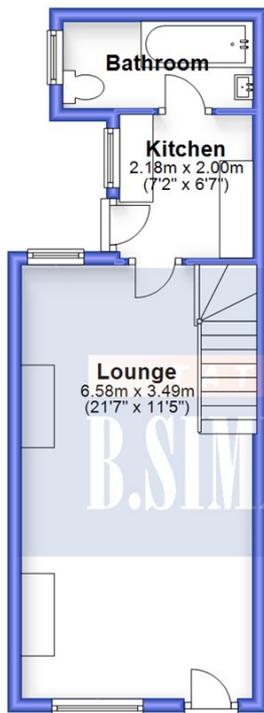


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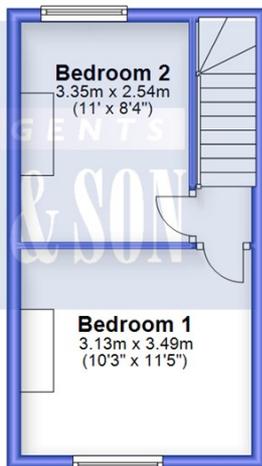
Ground Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.9 sq. feet)



Total area: approx. 54.4 sq. metres (585.2 sq. feet)

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 PlanUp.

- Two Bedroom Mid Terrace
- Private Rear Garden
- Spacious Lounge
- On Street Parking
- No onward chain
- Double Bedrooms
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- EPC - Band D
- Council Tax: Band C - £2043



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 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	

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.