



# SIMMONS & SON



## Salisbury Avenue, Slough, SL2 1AA

### Offers In Excess Of £450,000 Freehold

Welcome to this charming three-bedroom semi-detached house located on Salisbury Avenue in Slough. This delightful property offers a wonderful opportunity for families or first-time buyers seeking a comfortable home in a convenient location.

The house features a single-storey extension, providing additional living space that can be tailored to your needs, whether it be a cosy family room, a play area for children, or a home office. The layout is practical and inviting, ensuring that every corner of the home is utilised effectively.

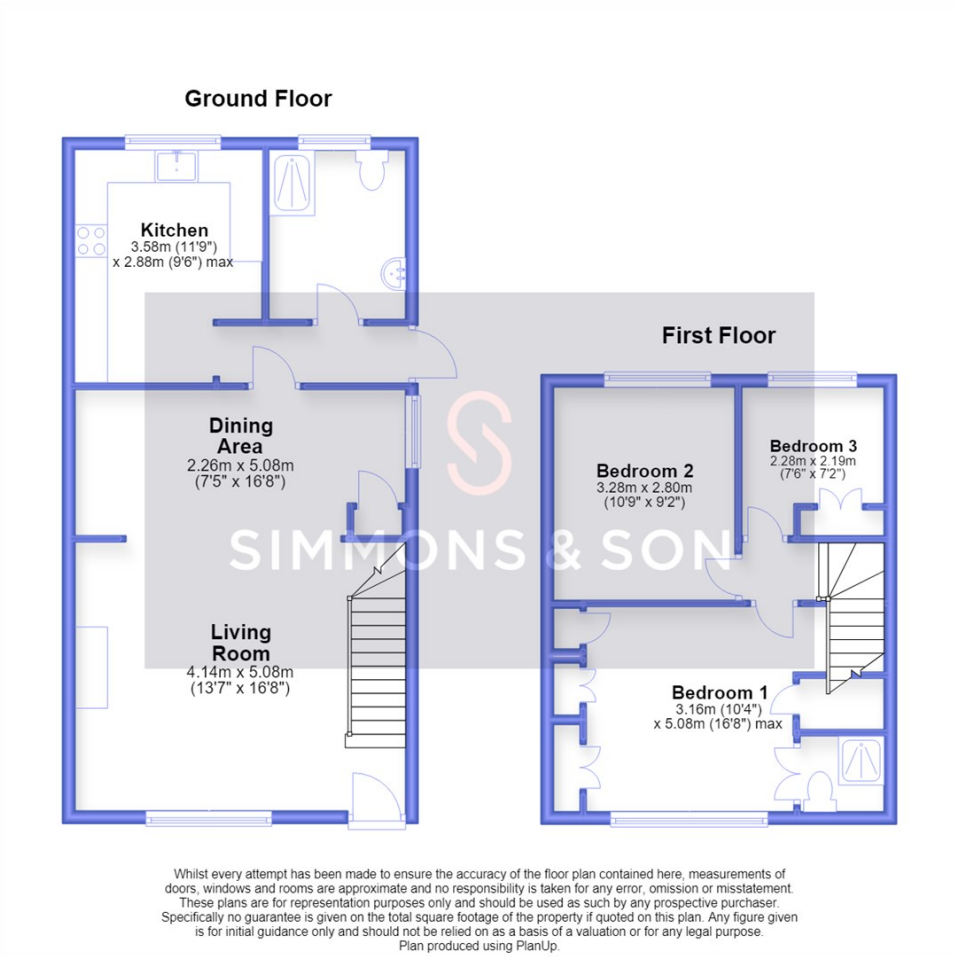
One of the standout features of this property is that it comes with no onward chain, allowing for a smoother and quicker transaction process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.

Situated in a well-established neighbourhood, the property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike.

In summary, this three-bedroom semi-detached house on Salisbury Avenue presents a fantastic opportunity to create a warm and welcoming home. With its single-storey extension and the added benefit of no onward chain, this property is not to be missed. We invite you to come and explore the potential that this lovely home has to offer.



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- Three Bedroom Semi Detached Family Home
- No Onward Chain
- Extended
- Driveway Parking
- Well Presented Throughout
- Downstairs Shower Room & WC Upstairs
- Within Walking Distance to Local Amenities & Schools
- GCH & DG
- Council Tax Band: C
- 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 | 79        |

| 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.