



# SIMMONS & SON



## Pickford Drive, Orchards Residential Park, Slough, SL3 6QD

**Guide Price £250,000 Leasehold**

ALL BUYERS MUST BE CASH BUYERS & OVER 45 YEARS OF AGE OR ABOVE

Nestled in the serene Orchards Residential Park, this immaculate two-bedroom detached bungalow on Pickford Drive offers a delightful retreat for those aged over 45. This charming park home is designed for comfort and convenience, making it an ideal choice for those seeking a peaceful lifestyle.

Upon entering, you will find a spacious reception room that provide ample space for relaxation and entertaining. The well-appointed kitchen and dining area create a warm and inviting atmosphere, perfect for hosting family and friends. The bungalow features two comfortable bedrooms, ensuring a restful night's sleep, and a well-maintained showerroom that adds to the overall appeal of the property.

The community is known for its friendly residents and tranquil surroundings, making it a wonderful place to call home. Additionally, the property is conveniently located just 0.7 miles from Langley Railway Station, providing easy access to the Elizabeth Line and excellent transport links to London and beyond.

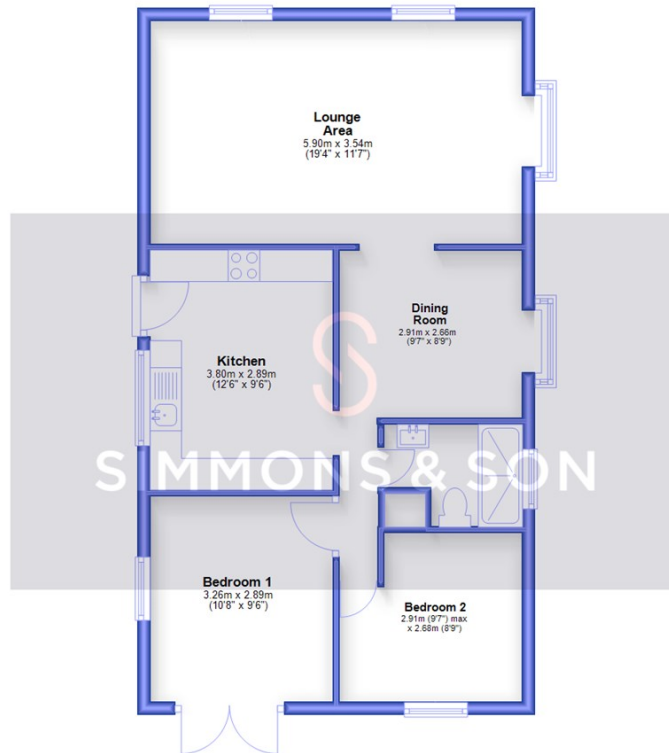
This delightful bungalow is not only immaculate throughout but also offers a unique opportunity to enjoy a peaceful lifestyle within a vibrant community. Whether you are looking to downsize or simply seeking a change of scenery, this property is sure to impress. Do not miss the chance to make this charming park home your own.



# Pickford Drive, Orchards Residential Park, Middle Green Slough, South Buckinghamshire, SL3 6QD



## 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 PlanUp.

- Cash Buyers Only - Over 45's Residential Community
- Ample Residents & Visitors Parking
- Two Bedroom Detached Park Home
- 0.7 Miles to Langley Railway / Elizabeth Line Station
- Spacious Lounge & Dining Area
- Modern Fitted Kitchen & Shower Room
- Wrap Around Private Garden
- Ground Rent - £201.47 Per Month
- Immaculate Throughout
- Council Tax Band : A



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  |                         | 65      |           |
|   | 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) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      |                         |         |           |
|   | 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.