



# SIMMONS & SON



## Stafford Avenue, Slough, SL2 1AP

### Offers In Excess Of £400,000 Freehold

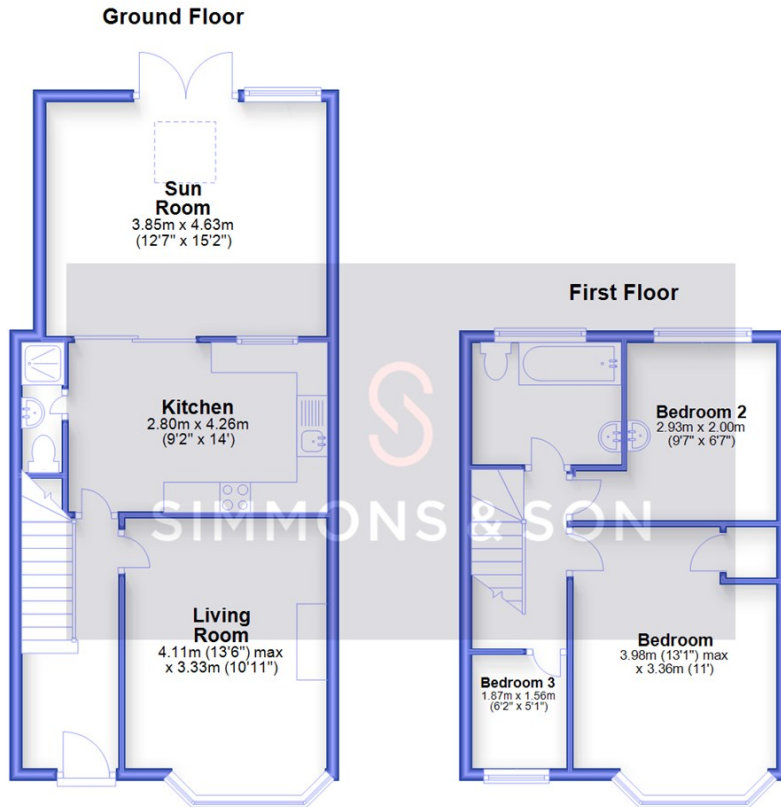
Located on Stafford Avenue in Slough, this charming three-bedroom mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The well-proportioned bedrooms offer ample space for comfortable living, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is the driveway parking, accommodating up to two vehicles, which is a rare find in this area. Additionally, the private garden provides a delightful outdoor space, ideal for enjoying sunny days or hosting family gatherings.

With no onward chain, this property is ready for you to move in without delay, making it an attractive option for those looking to settle into their new home swiftly. Whether you are a young family or a professional couple, this house offers a perfect blend of comfort and convenience in a well-connected location. Don't miss the chance to make this lovely property your own.



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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.

- Three Bedroom Mid Terrace Family Home
- No Onward Purchase
- Driveway Parking
- DG & GCH
- Close to Local Schools & Amenities
- Downstairs Cloakroom
- Private Rear Garden
- Excellent Transport Links To London & M4 and M40 Motorway
- Council Tax Band: C
- EPC: TBC



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>	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.