



# SIMMONS & SON



## Spinney, Slough, SL1 2YF

### Offers In Excess Of £425,000 Freehold

Welcome to this mid-terrace family home located in the desirable area of Cippenham, Slough. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

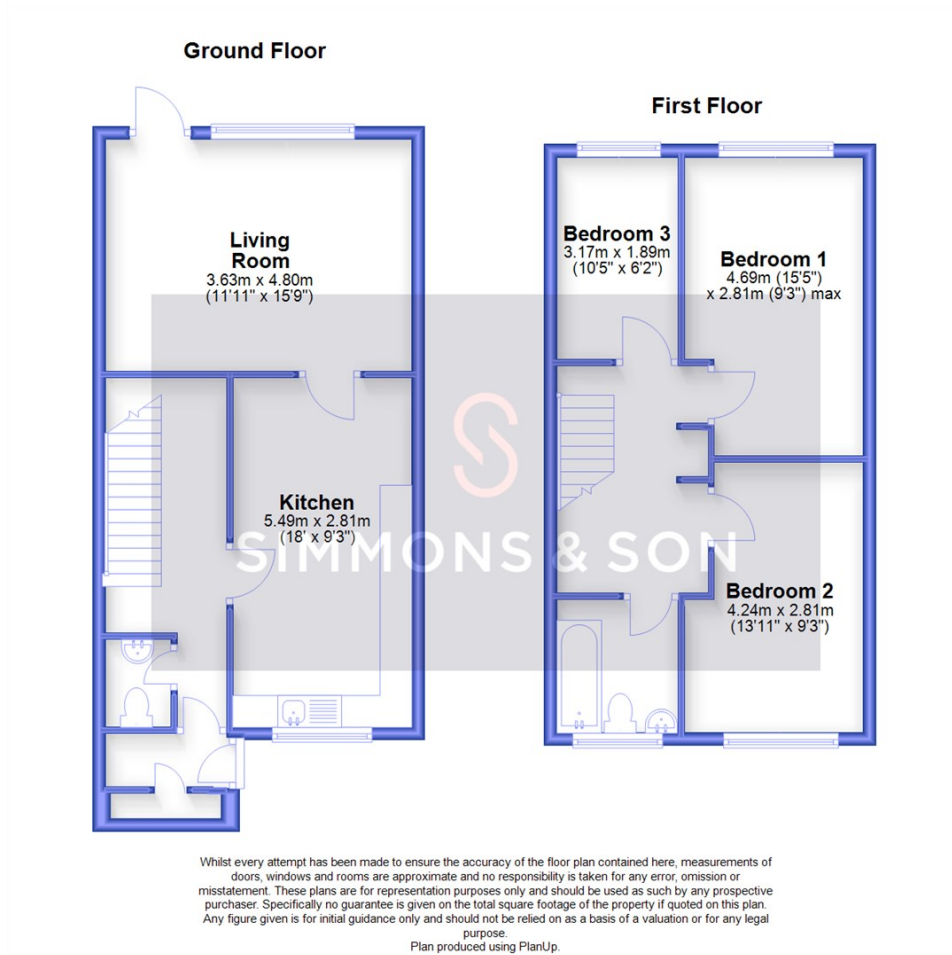
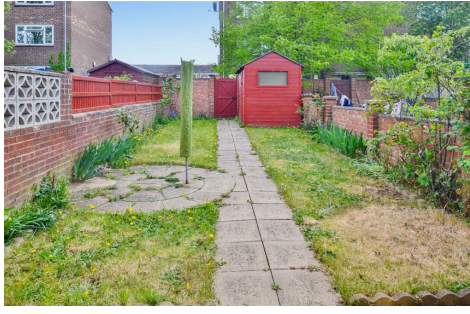
The home features a well-appointed bathroom and a downstairs cloakroom, ensuring convenience for all residents. One of the standout features of this property is the private rear garden, offering a tranquil outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying a peaceful afternoon in the sun.

Situated in Cul-de-sac location making it safer for pet owners and parents, this home benefits from its proximity to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this property presents an excellent opportunity to create lasting memories.

Do not miss the chance to view this lovely home in Spinney, Slough, where comfort and convenience come together beautifully.



# Spinney, Slough, Berkshire, SL1 2YF



- Three Bedroom Family Home
- No Onward Chain
- Private Garden
- Close To Transport Links
- Close To Local Schools & Amenities
- Conveniently situated Near Cippenham Village
- GCH & DG
- Spacious Bedrooms
- Council Tax Band: C
- EPC: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 10px; background-color: #66bb6a; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffc107; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ff9800; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ff5722; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #d32f2f; margin-right: 5px;"></div> </div>
(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	<b>92</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 10px; background-color: #42a5f5; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #9e9e9e; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #607d8b; margin-right: 5px;"></div> </div>
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>65</b>

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.