



# SIMMONS & SON



## Wentworth Avenue, Slough, SL2 2AP

### Offers In Excess Of £700,000 Freehold

Located on Wentworth Avenue in Slough, this charming four-bedroom detached chalet bungalow offers a perfect blend of comfort and convenience. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The well-appointed kitchen is ideal for culinary enthusiasts, while the beautiful rear garden serves as a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings.

The property boasts two bathrooms, ensuring that family life runs smoothly and comfortably. Each of the four bedrooms are generously sized, providing plenty of room for rest and personal space.

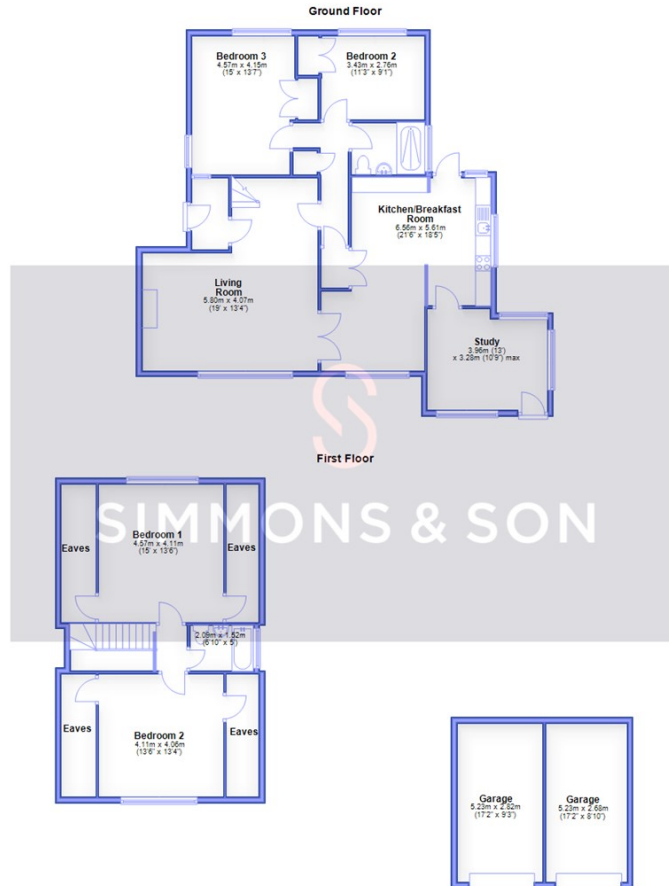
One of the standout features of this bungalow is the parking capacity, accommodating up to five vehicles, which is a rare find in the area.

Additionally, the location is particularly appealing for families, as it is situated near Burnham Grammar School, known for its excellent educational standards.

This delightful bungalow is not just a house; it is a home that offers a wonderful lifestyle in a sought-after area. Whether you are looking to settle down or invest, this property is a fantastic opportunity that should not be missed.

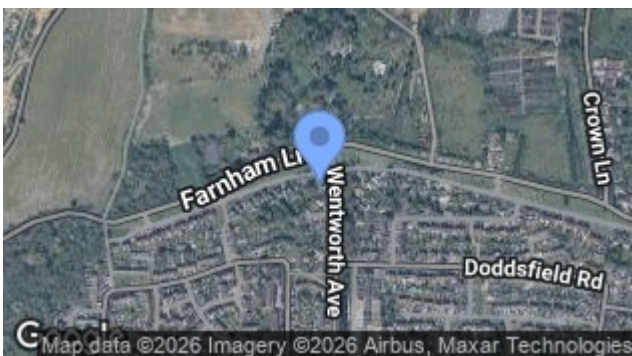


# Wentworth Avenue, Slough, SL2 2AP



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows and doors 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. Measurements given are to the inner face of the property. Figures in this plan are for information only and should not be relied on as a basis of a valuation or for any legal purpose. Plans produced using Planity.

- Four Double Bedroom Detached Family Home
- Beautiful Rear Garden
- Double Garage & Driveway Parking
- Close To Burnham Grammar School
- Potential to Extend STPP
- Close to Burnham Beeches & Farnham Common Amenities
- Impressive Corner Plot
- No Onward Chain
- Council Tax Band : F
- EPC : C



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.