



# SIMMONS & SON



## Littleport Spur, Slough, SL1 3JD

**£2,400 PCM**

Situated in a quiet residential cul-de-sac on Littleport Spur, Slough, this spacious semi-detached family home, offers a perfect blend of classic character and modern convenience. With four well-proportioned bedrooms, this property is ideal for families seeking space and comfort.

Upon entering, you are greeted by a spacious lounge that invites relaxation and family gatherings. The modern fitted kitchen, complete with a dining area, is perfect for entertaining guests or enjoying family meals. The layout of the home ensures a seamless flow between the living spaces, making it a delightful environment for everyday living.

In addition to the main living areas, the property boasts an outbuilding featuring a shower room, providing extra versatility for guests or as a potential home office. The driveway parking adds to the convenience, ensuring that you have ample space for vehicles.

The location is particularly advantageous, with a variety of amenities and local schools within easy reach. For those who commute, the Slough train station is just a short walk away, offering excellent transport links to London and beyond.

This four-bedroom semi-detached home is not just a property; it is a wonderful opportunity for families looking to settle in a peaceful yet accessible area. With its spacious interiors and proximity to essential services, it is a must-see for anyone seeking their next family home.



# Littleport Spur, Slough, Berkshire, SL1 3JD



- Four Bedroom Semi Detached
- Quiet Residential Cul-De-Sac Close to Local Schools & Amenities
- Downstairs Shower Room & Family Bathroom Upstairs
- Driveway Parking & Walking distance to Slough Station
- Council Tax: Band D - £2299
- 5 Week Deposit: £2769.23
- Available Immediately
- Outbuilding with Shower Room
- EPC - Band C
- Holding Deposit: £553.84



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			
<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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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