



# SIMMONS & SON



**Granville Avenue, Berkshire, SL2 1JR**

**£2,000 PCM**

Nestled in the heart of Slough, at Granville Avenue, this charming three-bedroom house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining guests. The property boasts three well-sized bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

The newly fitted kitchen is a standout feature, designed with both style and functionality in mind. It presents an ideal space for culinary enthusiasts to create delicious meals, while also serving as a hub for family gatherings. The generous layout of the rooms throughout the house ensures that natural light floods in, creating a warm and inviting atmosphere.

Outside, the property is complemented by a well-sized garden, offering a private outdoor retreat for gardening, play, or simply enjoying the fresh air. Additionally, there is convenient parking available for two vehicles, making this home not only practical but also accessible.

This property is available for immediate occupancy, making it an excellent opportunity for those looking to move in without delay. With its prime location in Slough, residents will benefit from easy access to local amenities, schools, and transport links. This house is a perfect choice for anyone seeking a comfortable and modern living space in a vibrant community.



Granville Avenue, Slough Berkshire, SL2 1JR



- 3 bedroom House
- Garden & Driveway
- Council Tax: Band
- Available 18th February
- New Kitchen
- Unfurnished
- Holding Deposit: £461.53
- Close to local amenities
- EPC - Band D
- 5 Week Deposit: £2307.69



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		
England & Wales	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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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