



# SIMMONS & SON



## Pearl Gardens, Slough, SL1 2YX

### Offers In Excess Of £360,000 Freehold

Welcome to this mid-terrace house located in the desirable Pearl Gardens area of Slough. This delightful property boasts a well-proportioned 495 square feet of living space, making it an ideal home for small families or couples seeking a comfortable and convenient lifestyle.

Upon entering, you will find a welcoming reception room that has been recently decorated, providing a fresh and modern feel. The two bedrooms are thoughtfully designed to offer ample space and natural light, ensuring a peaceful retreat at the end of the day. The property also features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is the driveway parking, which adds a level of convenience rarely found in urban settings. Additionally, there is an extra parking space available, making it easy for guests to visit or for multiple vehicles to be accommodated.

Situated close to local schools and amenities, this property is perfect for those who value accessibility and community. Whether you are looking for shops, parks, or educational facilities, everything you need is just a short distance away.

In summary, this two-bedroom mid-terrace house in Pearl Gardens offers a wonderful blend of comfort, convenience, and modern living. With its recent updates and prime location, it presents an excellent opportunity for anyone looking to settle in Slough. Do not miss the chance to make this lovely house your new home.



Pearl Gardens, Slough, SL1 2YX



- Two Bedroom Mid-Terrace
- Off Street Parking
- Private Rear Garden
- Close to Local Schools & Amenities
- Spacious Lounge
- DG & GCH
- Recently Renovated
- No Onward Chain
- EPC:C
- Council Tax Band:C



| 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                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| 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.