



# SIMMONS & SON



**Spinney, Slough, SL1 2YF**

**Offers In Excess Of £400,000 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.

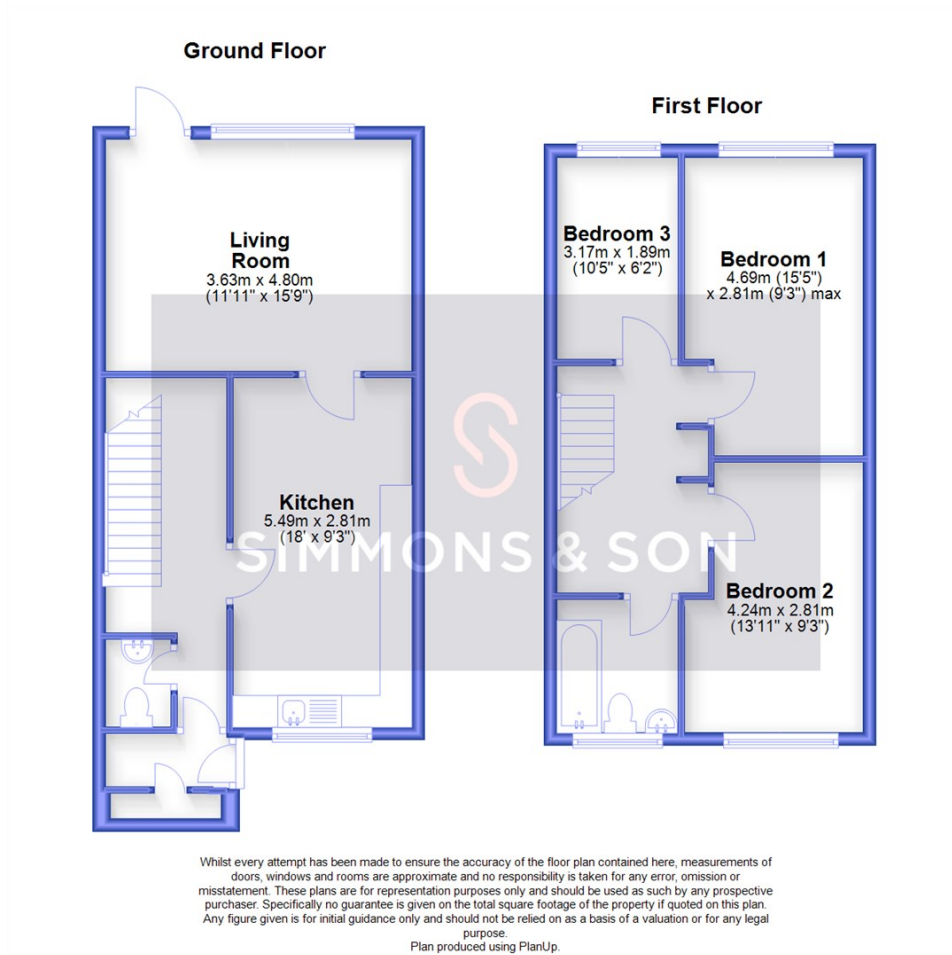
The home features a well-appointed bathroom and a downstairs cloakroom, ensuring convenience for all residents. One of the standout features of this property is the private rear garden, offering a tranquil outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for 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
- Requires Modernisation
- Spacious Bedrooms
- Council Tax Band: C
- EPC: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(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	

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