



SIMMONS & SON



Kingswood House, Farnham Road, Slough, SL2 1DA

Offers In Excess Of £230,000 Leasehold

Welcome to Kingswood House, a charming maisonette located on Farnham Road in Slough. This delightful two-bedroom split-level property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers.

As you enter, you are greeted by a spacious lounge that seamlessly flows into an open-plan kitchen, creating a warm and inviting atmosphere for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, ensuring a pleasant living experience.

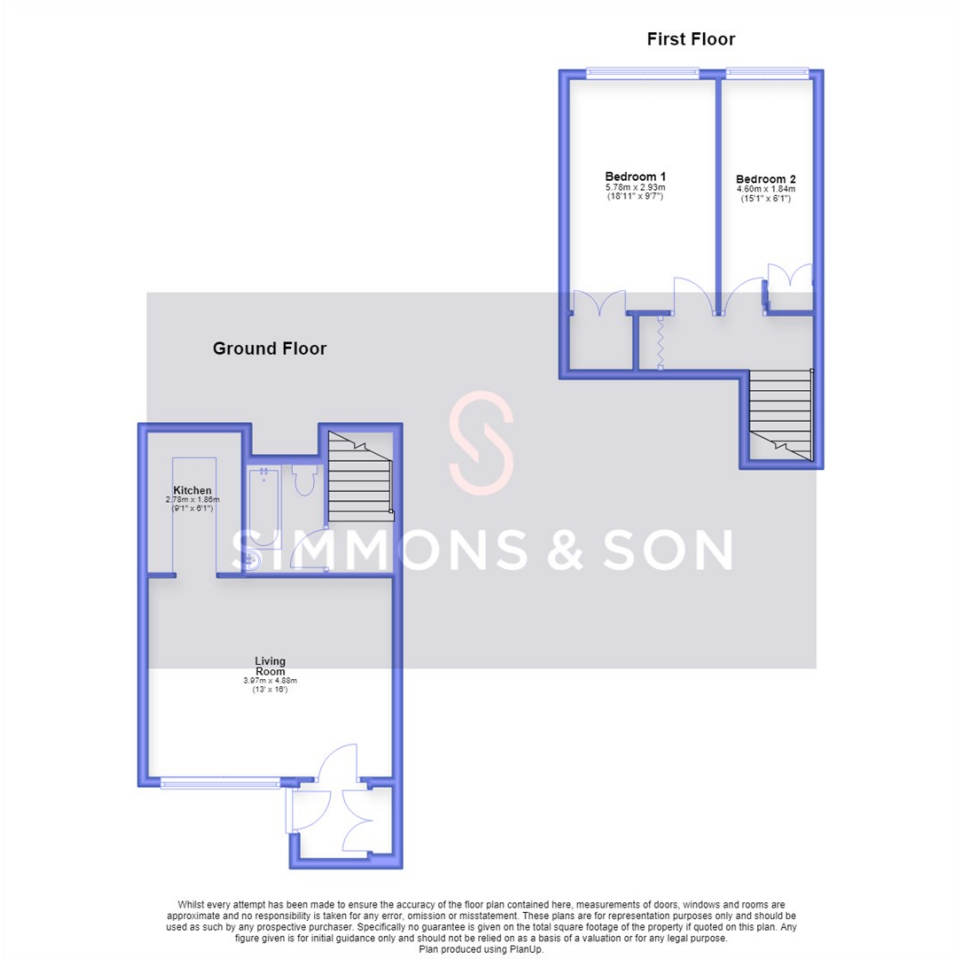
The maisonette features two well-proportioned bedrooms, providing ample room for rest and personalisation. The bathroom is conveniently located, catering to the needs of modern living. Additionally, the property benefits from a garage a valuable asset in this bustling area.

One of the standout features of this property is its proximity to local amenities, ensuring that shops, restaurants, and recreational facilities are just a stone's throw away. Furthermore, excellent transport links make commuting a breeze, connecting you to surrounding areas and beyond.

With no onward chain, this property is ready for you to move in and make it your own. The added bonus of a garage and a long lease of over 900 years provides peace of mind and flexibility for the future.



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- Two bedroom Split Level Maisonette
- Open Plan Living
- Lease : 955 Years Remaining
- Ample Storage
- Garage
- Close to Local Amenities & Excellent Transport Links
- No Onward Chain
- Council Tax Band : B
- In Need of Modernisation
- EPC : TBC



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.