



# SIMMONS & SON



## Croft Hill Road, Slough, SL2 1HG

**Offers In Excess Of £475,000 Freehold**

Located on Croft Hill Road in Slough, this three double bedroom semi-detached house offers a perfect blend of comfort and potential. The property also boasts two spacious reception rooms, and a kitchen breakfast room providing ample space for both relaxation and entertaining.

The well-proportioned bedrooms are ideal for families or those seeking extra room for guests or a home office. One of the standout features of this home is the large rear garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air.

For those with vehicles, the property offers parking for up to three cars, a valuable asset in this bustling area. Additionally, there is significant potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs and desires.

Situated close to local schools and amenities, this residence is perfect for families looking to settle in a vibrant community. With its combination of space, potential, and convenient location, this semi-detached house on Croft Hill Road is an excellent opportunity for anyone seeking a home in Slough.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.  
Plan produced using PlanUp.

- Three Double Bedroom Semi-detached Home
- Close To Local Amenities
- Requires Refurbishment
- No Onward Chain
- Off Street Parking
- Quiet Residential Road
- Potential To Extend STPP
- Council Tax Band: C
- Large Private Rear Garden
- 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 <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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