



# SIMMONS & SON



**Aldborough Spur, Slough, SL1 3EN**

**Offers In Excess Of £685,000 Freehold**

Conveniently situated in the desirable area of Aldborough Spur, Slough, this charming semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The four inviting bedrooms provide a peaceful retreat, while the two modern shower rooms, conveniently located both upstairs and downstairs, ensure that family life runs smoothly.

The exterior of the home is equally impressive, featuring a driveway that accommodates parking for multiple vehicles, as well as a garage and an outbuilding currently utilised as guest accommodation with a shower room. This versatile space could also serve as a home office or studio, catering to a variety of lifestyle needs.

The lovely garden is a standout feature, providing a serene outdoor space for children to play or for hosting summer gatherings. With side pedestrian access, it offers convenience and ease of movement.

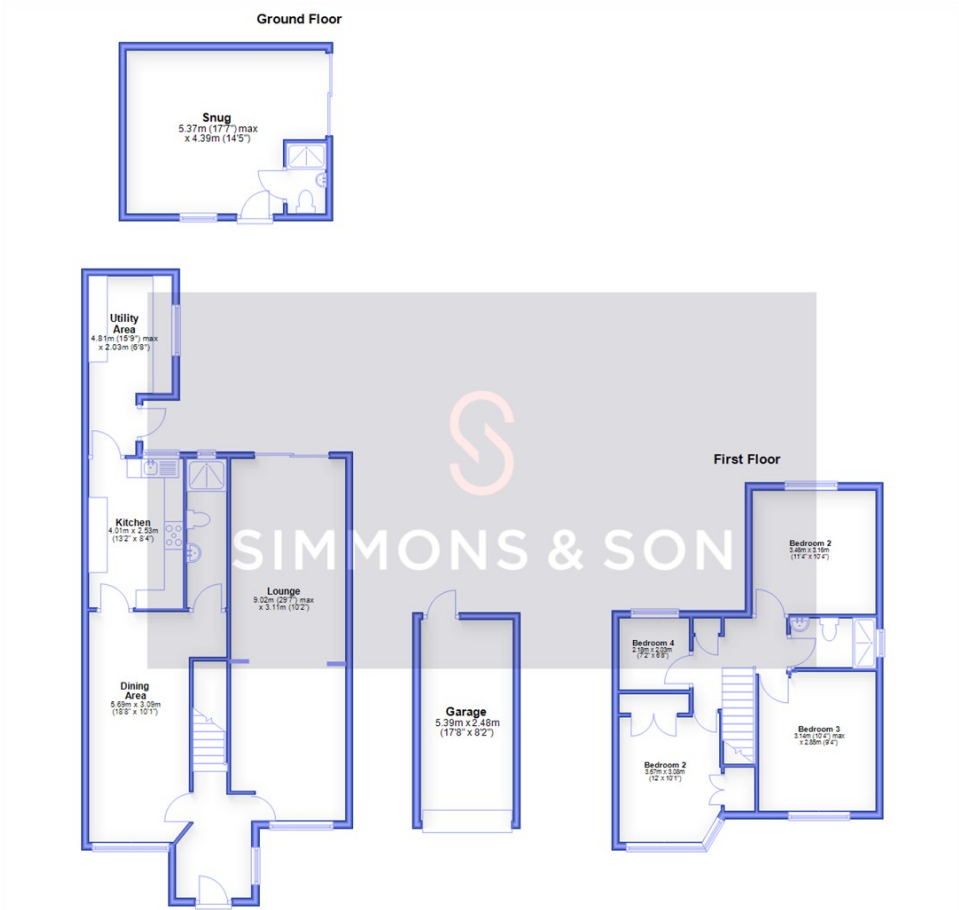
Location is key, and this property does not disappoint. It is situated close to local nurseries, primary, secondary & grammar schools, making it an excellent choice for families with children. Additionally, a range of amenities is within easy reach, ensuring that daily necessities are never far away. The excellent transport links further enhance the appeal, providing easy access to surrounding areas and beyond.

In summary, this delightful family home in Aldborough Spur combines modern living with practicality, making it a perfect choice for those looking to settle in a vibrant community.





Aldborough Spur, Slough, Berkshire, SL1 3EN



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 Planity.

- Four Bedroom Semi Detached Family Home
- Beautiful Garden with Side Pedestrian Access
- Garage & Driveway Parking for Multiple Vehicles
- Potential to Extend STPP
- Downstairs & Upstairs Shower Rooms
- Self Contained Annex with Shower Room
- Two Reception Rooms & Immaculate Condition Throughout
- Modern Kitchen with Seperate Utility Room
- Council Tax Band : D
- EPC : D



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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