



# SIMMONS & SON



**Merton Road, Berkshire, SL1 1QW**

**Offers In Excess Of £800,000 Freehold**

An Exceptional Five-Bedroom Detached Family Home

Offering generous and versatile accommodation across two floors, this impressive five-bedroom detached residence is ideally suited to modern family living. The ground floor is centred around a superb open-plan Kitchen/Breakfast Room and Living Room, complemented by a separate Sitting Room, Shower Room, Garage and useful Storage.

Upstairs, the property offers five well-proportioned bedrooms, with Bedroom 2 benefiting from its own En-suite Shower Room, alongside a family Bathroom and dedicated Study—ideal for home working.

Outside, the property enjoys a beautiful wrap-around garden, providing an attractive and private space for outdoor entertaining and family enjoyment, while a useful driveway provides convenient off-street parking.

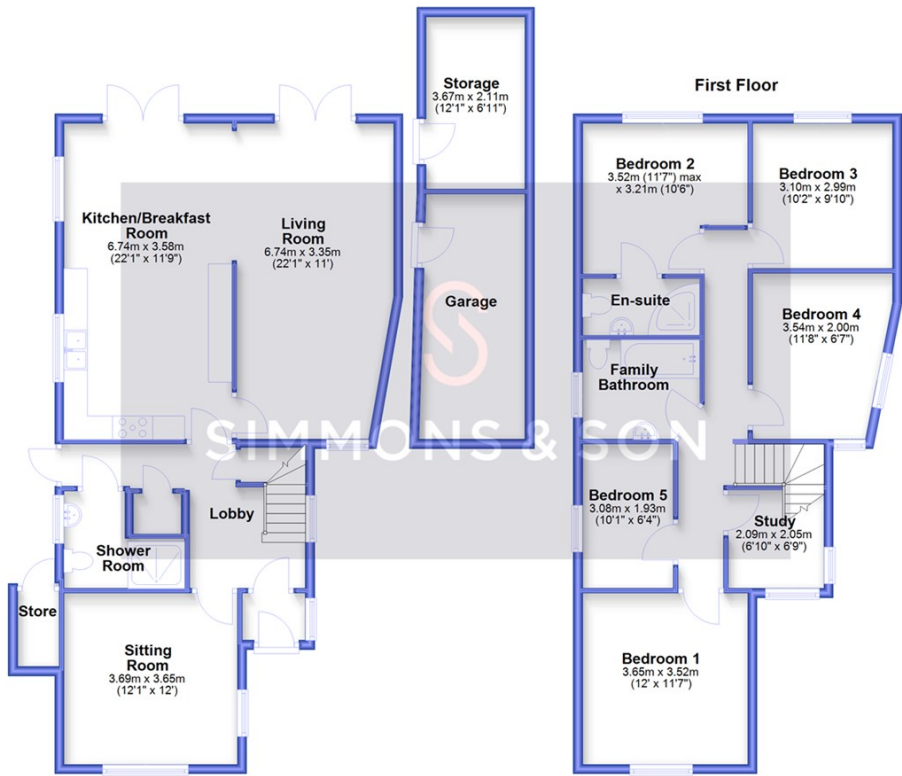
Ideally positioned within walking distance of Slough Train Station, offering direct links into Central London, and close to sought-after local schools, including grammar schools, this substantial home combines space, flexibility and excellent connectivity in a highly convenient location.



Merton Road, Slough Berkshire, SL1 1QW



Ground Floor



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.

- Detached Five Bedroom Family Home in Quiet Residential Cul-de-sac
- Walk to Slough Train Station Providing Direct Links to Central London
- Office/Store Room, Garage & Driveway Parking
- Fitted Kitchen/Breakfast Room
- Sitting Room & Separate Lounge
- Upstairs Bathroom, Ensuite & Downstairs Shower Room
- Study / Sixth Bedroom
- Well Kept Gardens
- Council Tax Band : E
- 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 |         |           |
|                                             | 68      | 80        |
| 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 |         |           |
|                                                                 | 1       | 1         |
| 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.