



SIMMONS & SON



Thirlmere Avenue, Slough, SL1 6EB

Guide Price £315,000 Leasehold

Located on Thirlmere Avenue in Slough, this delightful lower ground floor maisonette presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

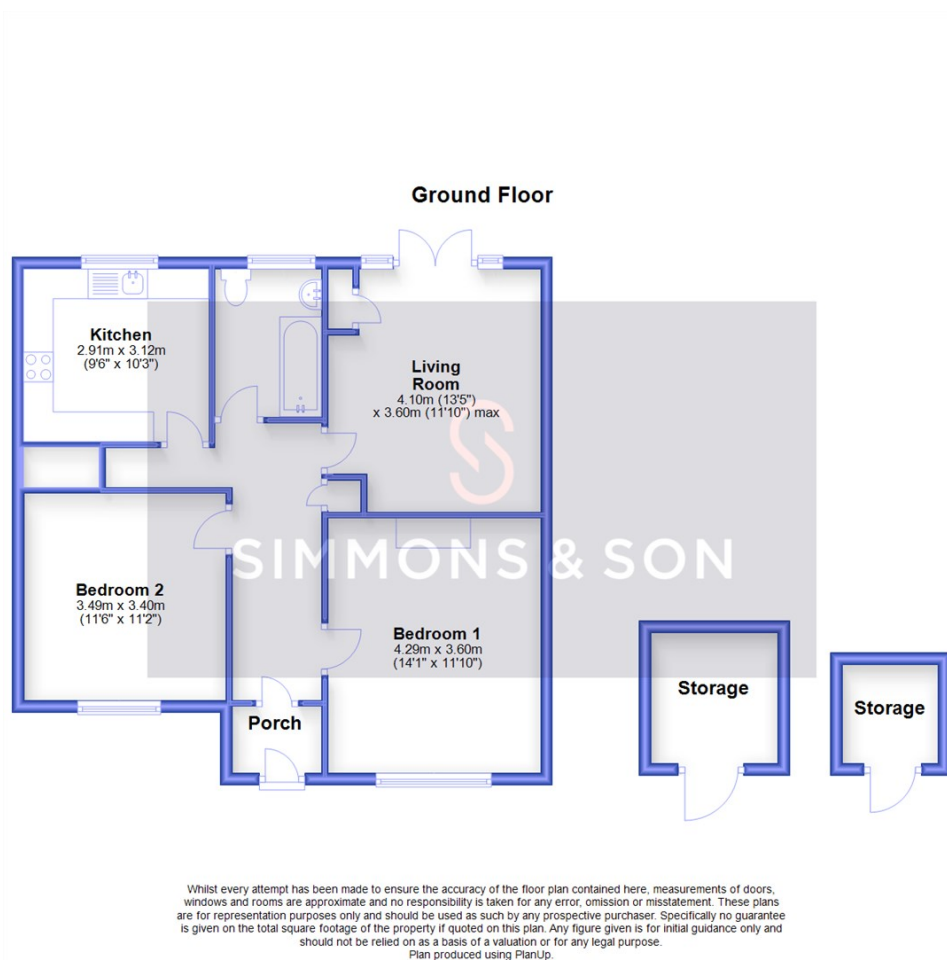
One of the standout features of this maisonette is the beautiful rear garden, which offers a serene outdoor retreat. This private garden space is perfect for gardening enthusiasts or those who simply wish to bask in the sun during warmer months.

Conveniently located, the property is in close proximity to Burnham Grammar School, making it an attractive option for families seeking quality education for their children. The surrounding area is well-served by local amenities, ensuring that daily necessities are easily accessible.

This charming two-bedroom maisonette is not only a wonderful place to call home but also represents a fantastic investment for those looking to enter the property market. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to view this lovely home and envision the possibilities it holds.



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- Two Bedroom Ground Floor Maisonette
- Spacious Lounge Leading to Private Rear Garden
- Close to Burnham Train Station & Walking Distance To Burnham Grammar
- Side Pedestrian Access
- Front Garden
- Potential to Extend STPP
- Lease Remaining- 88 Years
- Service Charge:£920 PA/ Ground Rent:£10PA
- EPC:D
- Council Tax:C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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