



# SIMMONS & SON



## Elmwood Road, Slough, SL2 5QQ

### Offers In Excess Of £400,000 Freehold

Located on Elmwood Road in the vibrant town of Slough, this three-bedroom mid-terrace house offers a blend of comfort and convenience. The property features a well-proportioned reception room, perfect for relaxing or entertaining guests. The three bedrooms provide ample space for families or those seeking extra room for guests or a home office.

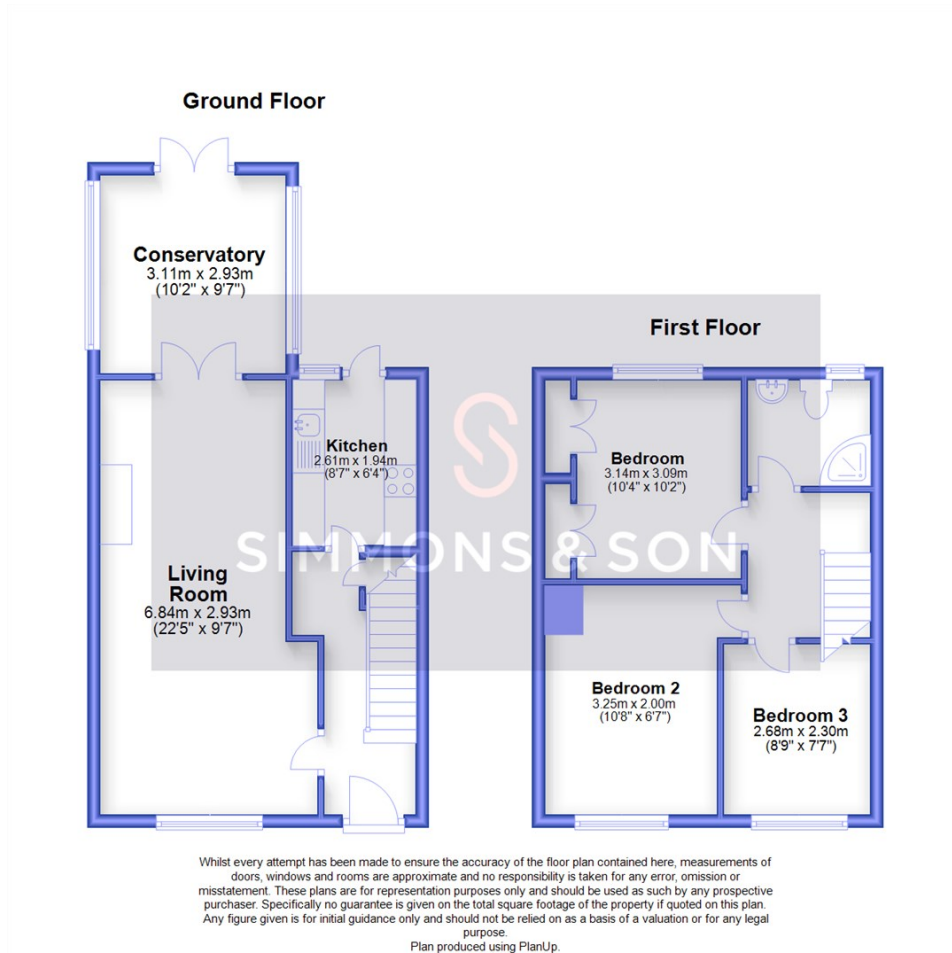
One of the standout features of this property is the driveway parking, accommodating two vehicles, which is a valuable asset in this bustling area.

Situated in Wexham, this home is ideally located close to local schools and amenities, making it an excellent choice for families. The surrounding area offers a variety of shops, parks, and recreational facilities, ensuring that all your daily needs are within easy reach.

This property presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the benefits of modern living. With its appealing features and prime location, this mid-terrace house is sure to attract interest from a range of buyers. Don't miss the chance to make this lovely home your own.



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- Three Bedroom Family Home
- Spacious Lounge/ Diner
- Driveway Parking
- Close to Local Schools & Amenities
- DG & GCH
- No Onward Chain
- Conservatory
- Requires Modernisation
- EPC : C
- Council Tax Band : C



| 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 |           |

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.