



# SIMMONS & SON



## Pearl Gardens, Slough, SL1 2YT

### Price Guide £625,000 Freehold

Nestled in the Pearl Gardens of Slough, this extended house which presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this extended property is designed to accommodate the needs of modern family living.

Upon entering, you are greeted by a modern kitchen/ diner, two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed, providing ample space for family gatherings or quiet evenings at home. The property features two family shower rooms, ensuring convenience for all members of the household.

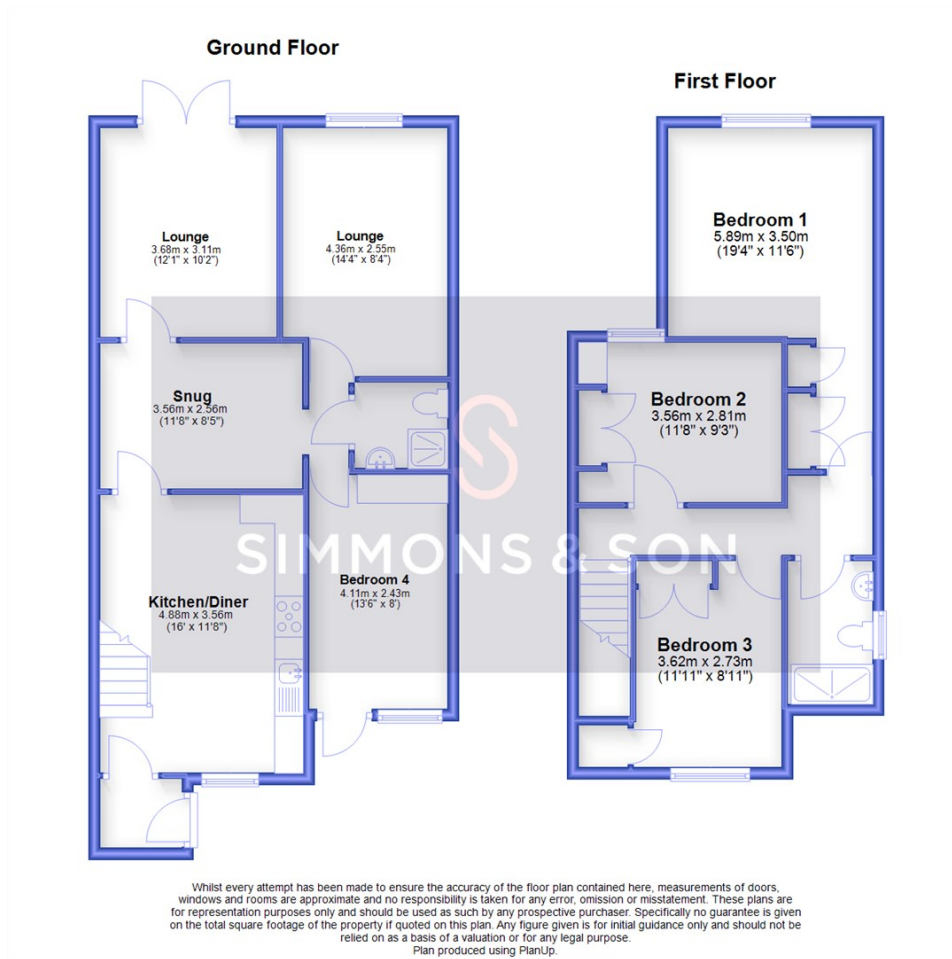
The well-maintained rear garden is a delightful outdoor space, ideal for children to play or for hosting summer barbecues. The garden offers a peaceful retreat, surrounded by greenery, making it a perfect spot to unwind after a busy day.

Parking is a breeze with space for two vehicles on the driveway, adding to the practicality of this lovely home. Located in a quiet residential cul-de-sac, the property benefits from a serene environment while still being within easy reach of local amenities and transport links.

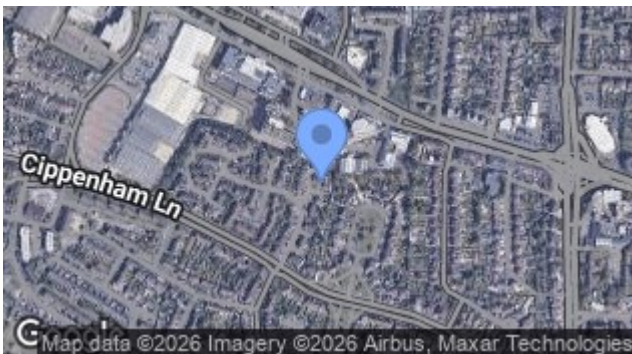
This four-bedroom family home in Pearl Gardens is a rare find, combining comfort, space, and a desirable location. It is an ideal choice for those looking to settle in a friendly community. Do not miss the chance to make this wonderful property your new home.



# Pearl Gardens, Slough, Berkshire, SL1 2YT



- Extended Four Bedroom Family Home
- Quiet Residential Area
- Two Reception Rooms
- Close to Local Schools & Amenities
- Two Modern Shower Rooms
- Excellent Transport Links
- Two Modern Shower Rooms
- Council Tax Band : C
- Modern Fitted Kitchen / Diner
- EPC : C
- Four Bedrooms with Build In Wardrobes



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	89

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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