



# SIMMONS & SON



## Boarlands Close, Slough, SL1 5DD

### Offers In Excess Of £450,000 Freehold

Nestled in the desirable area of Boarlands Close, Slough, this three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The three spacious bedrooms provide ample accommodation, ensuring comfort for all family members. The bathroom is conveniently located, catering to the needs of a busy household. Additionally, the property features a garage, offering valuable storage space or the potential for a workshop.

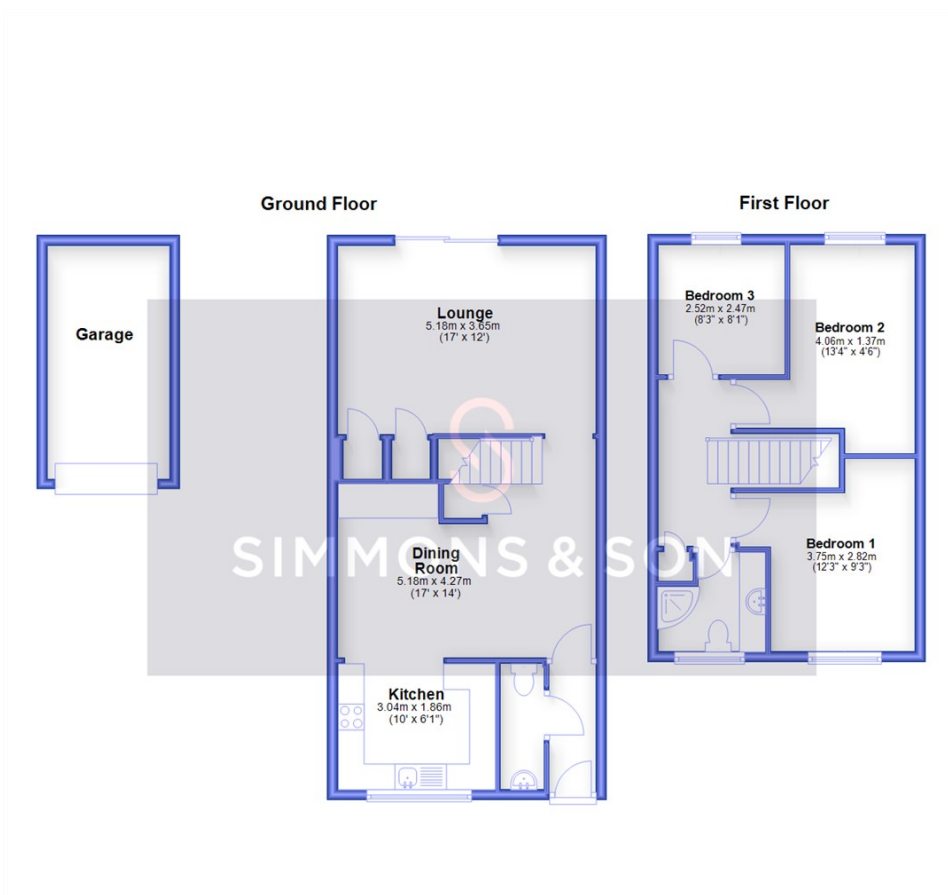
One of the standout features of this home is the private rear garden, an ideal space for outdoor activities, gardening, or simply enjoying the fresh air. The garden provides a peaceful retreat, perfect for unwinding after a long day.

Situated close to local schools and amenities, this property is well-positioned for families seeking quality education options and convenient access to shops and services. The availability of parking for two vehicles adds to the practicality of this home, making it suitable for those with multiple cars.

In summary, this semi-detached house on Boarlands Close is a delightful family home that combines comfort, convenience, and outdoor space, making it a must-see for anyone looking to settle in Slough.



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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.

- Three Bedroom Semi Detached Family Home in Cippenham
- Excellent Transport Links and Within Walking Distance to Burnham Train Station
- Downstairs Cloakroom
- Private Rear Garden & Garage
- Driveway Parking
- No Onward Chain
- Quiet Residential Road
- EPC:D
- Close to Local Amenities & Schools
- Council Tax Band: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		66	79
		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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