



# SIMMONS & SON



## Surrey Avenue, Slough, SL2 1DS

### Offers In Excess Of £475,000 Freehold

Welcome to this charming semi-detached family home located on Surrey Avenue in Slough. This extended property boasts three spacious double bedrooms, making it an ideal choice for families seeking comfort and space. The house features two well-appointed reception rooms, perfect for entertaining guests or enjoying family time.

With two bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household. The well-designed layout includes utility areas that enhance functionality, making daily chores more manageable. The property also offers ample parking, a valuable asset in this bustling area.

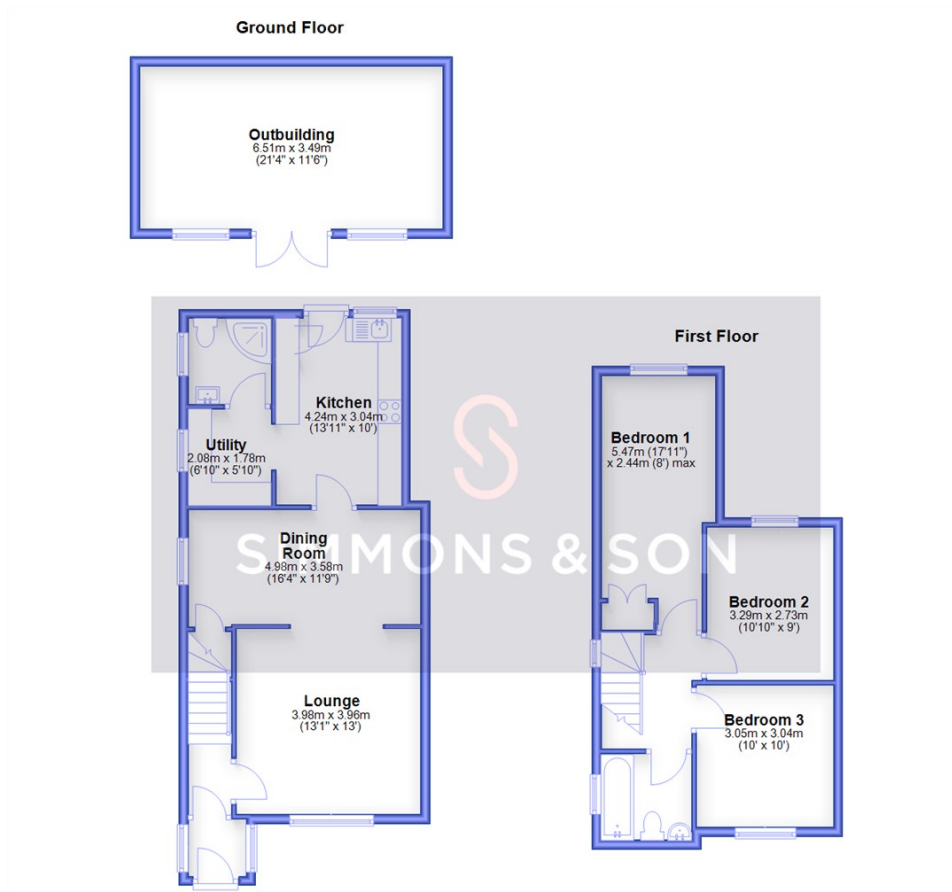
One of the standout features of this home is the private rear garden, providing a tranquil outdoor space for relaxation and play. Additionally, there is an outbuilding accessible via a service road, which could serve various purposes, from a home office to a workshop.

Situated close to local amenities, this property ensures that shops, schools, and parks are just a short distance away, enhancing the convenience of daily life. Furthermore, the absence of an onward chain allows for a smoother transition into your new home.

This semi-detached house on Surrey Avenue presents a wonderful opportunity for those looking to settle in a welcoming community. With its generous living space, convenient location, and private garden, it is a property not to be missed.

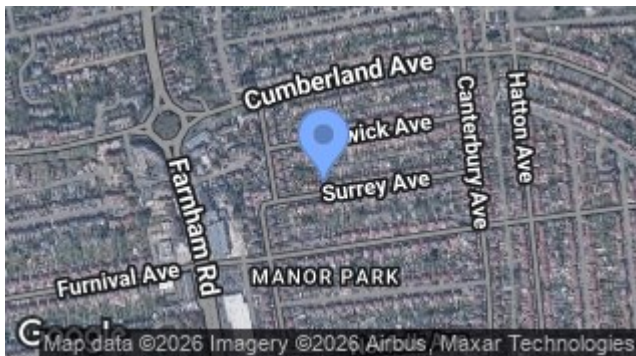


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation 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.

- Extended Three Bedroom Family Home
- No Onward Chain
- Outbuilding with Access Via Service Road
- Downstairs Shower Room & Upstairs Family Bathroom
- Spacious Lounge/ Dining Room
- Utility Room
- Close to Local Amenities & Grammar Schools
- Driveway Parking
- Council Tax Band :D
- EPC : 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	

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