



# SIMMONS & SON



## Croft Hill Road, Slough, SL2 1HG

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

Located on Croft Hill Road in Slough, this three double bedroom semi-detached house offers a perfect blend of comfort and potential. The property also boasts two spacious reception rooms, and a kitchen breakfast room providing ample space for both relaxation and entertaining.

The well-proportioned bedrooms are ideal for families or those seeking extra room for guests or a home office. One of the standout features of this home is the large rear garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air.

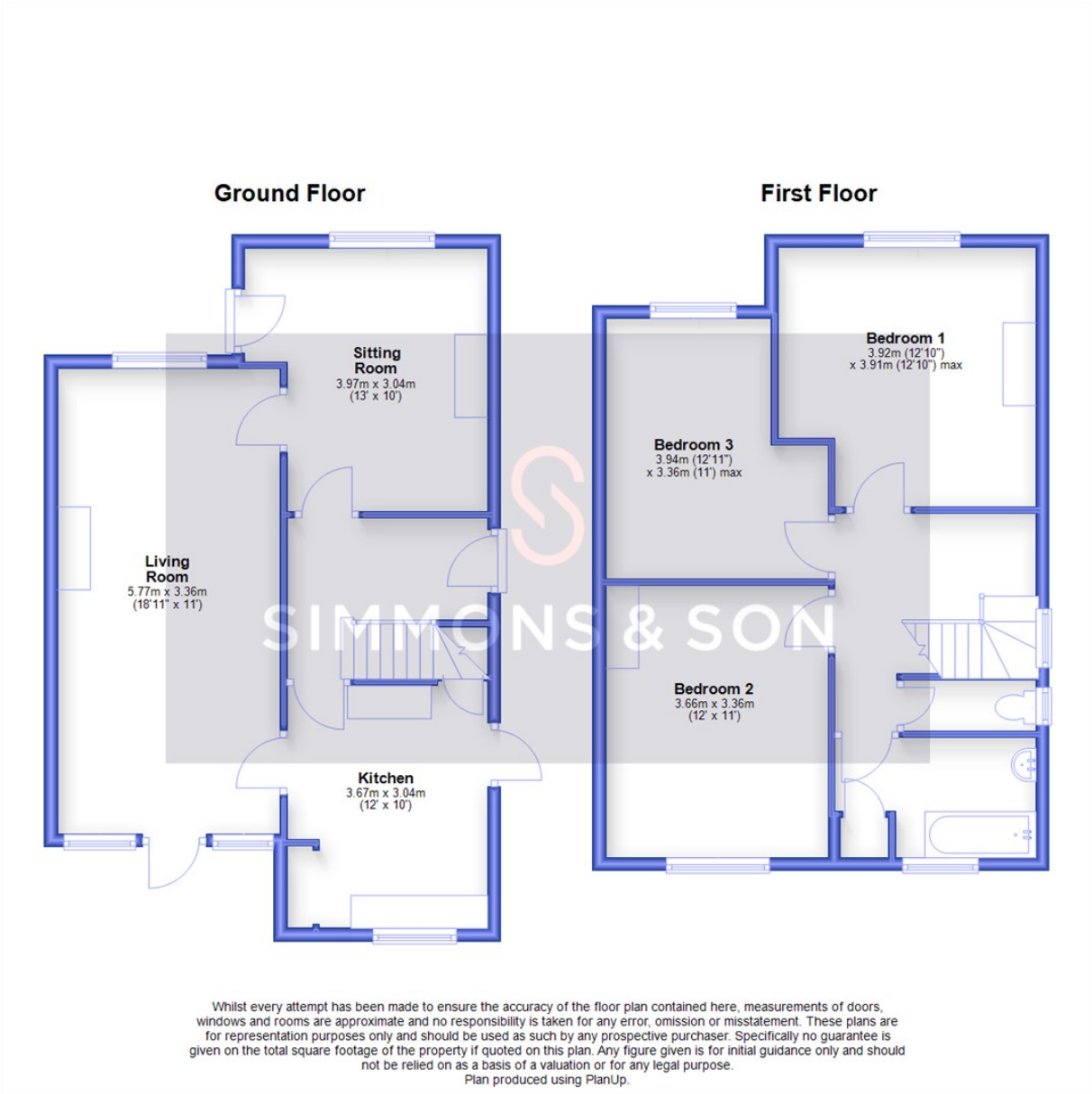
For those with vehicles, the property offers parking for up to three cars, a valuable asset in this bustling area. Additionally, there is significant potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs and desires.

Situated close to local schools and amenities, this residence is perfect for families looking to settle in a vibrant community. With its combination of space, potential, and convenient location, this semi-detached house on Croft Hill Road is an excellent opportunity for anyone seeking a home in Slough.





Croft Hill Road, Slough, SL2 1HG



- Three Double Bedroom Semi-detached Home
- Requires Refurbishment
- Off Street Parking
- Potential To Extend STPP
- Large Private Rear Garden
- Close To Local Amenities
- No Onward Chain
- Quiet Residential Road
- Council Tax Band: C
- EPC: TBC



| 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.