



SIMMONS & SON



Garrard Road, Slough, SL2 2QN

Offers In Excess Of £475,000 Freehold

Nestled on Garrard Road, this charming end-terrace house offers a delightful blend of space and convenience. With four well-proportioned bedrooms, this post-war property has been thoughtfully extended to provide ample living space for families or those seeking room to grow.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised to its fullest potential. The two bathrooms add to the convenience.

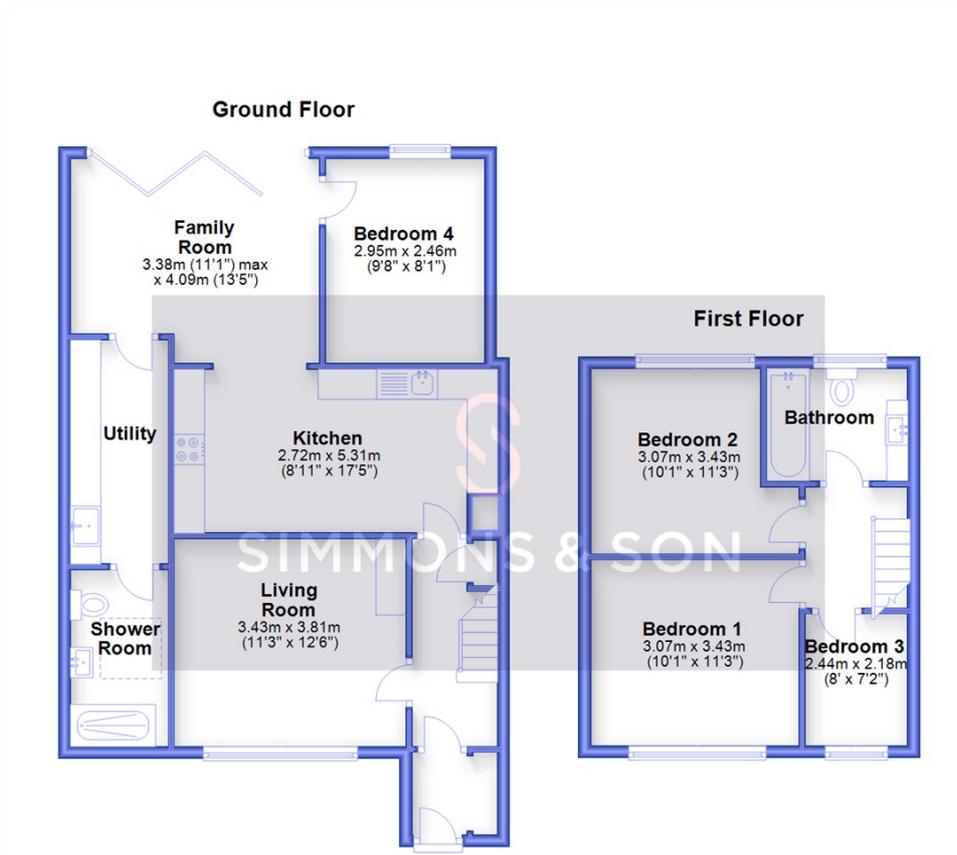
One of the standout features of this property is the generous parking space, accommodating up to three vehicles, a rare find in this area. This is particularly advantageous for families or those with multiple cars.

The location is equally appealing, situated within close proximity to local schools and amenities, making it an ideal choice for families. Additionally, the property is within walking distance to Burnham train station, providing excellent transport links for commuters and easy access to the wider region.

In summary, this four-bedroom end-terrace house on Garrard Road presents a wonderful opportunity for those seeking a spacious and well-located family home in Slough. With its modern extensions, ample parking, and proximity to essential services, it is a property that truly deserves your attention.



Garrard Road, Slough, Berkshire, SL2 2QN



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.

- 3/4 Bedroom Family Home
- Well Presented Throughout
- Extended
- Two Reception Rooms
- Off Street parking
- Kitchen/ Diner
- Close to Local Schools
- Council Tax Band- C
- GCH & DG
- EPC : 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	
59	85
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
59	85
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.