



# SIMMONS & SON



## Pennine Road, Slough, SL2 1SG

### Price £380,000 Freehold

PUBLIC NOTICE  
37 Pennine Road

We are acting in the sale of the above property and have received an offer of £372,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

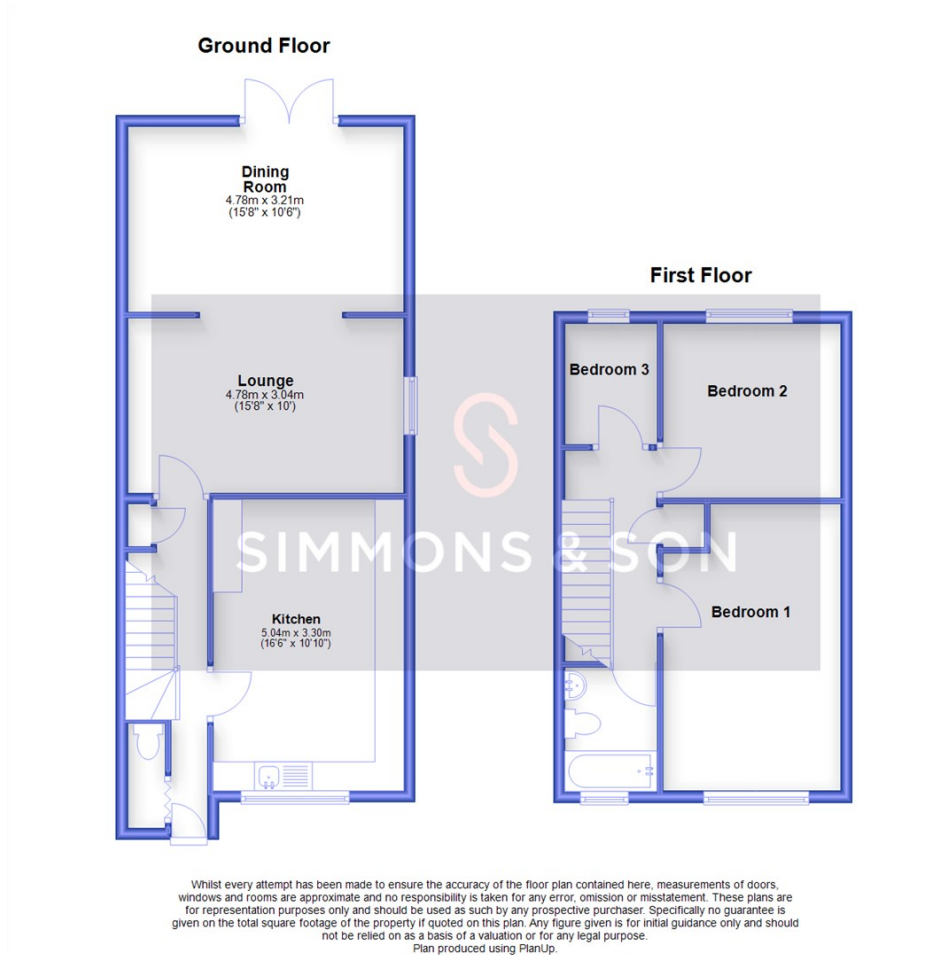
EPC Rating:C

Conveniently located in Pennine Road, Slough, this three-bedroom end terrace family home offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for family gatherings or entertaining guests. There is a well-appointed kitchen and downstairs cloakroom enhancing the functionality of the living space.

This home is particularly appealing for families, as it is situated within close proximity to local schools, making the morning school run a breeze. Additionally, the property benefits from off-street parking, ensuring that you have a secure place for your vehicle. The side pedestrian access adds an extra layer of convenience, allowing easy movement around the property.



# Pennine Road, Slough, SL2 1SG



- Three Bedroom End Terrace Family Home
- Close to Local Schools & Amenities
- Extended
- Downstairs Cloakroom
- No Onward Purchase
- Rear Garden with Side Pedestrian Access
- Driveway Parking
- Council Tax Band : C
- DG & GCH
- 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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.