



# SIMMONS & SON



## Wordsworth Road, Slough, SL2 2NX

### Offers In Excess Of £425,000 Freehold

Nestled in Wordsworth Road in Slough, this beautifully presented two-bedroom end terrace house offers a delightful blend of comfort and convenience. As you step inside, you will be greeted by a warm and inviting reception room, perfect for relaxing or entertaining guests. The property boasts two well-proportioned bedrooms, providing ample space for a small family or professionals seeking a comfortable living environment.

The house features a modern bathroom, designed with both style and functionality in mind. Throughout the property, you will find tasteful decor and quality finishes that enhance its appeal. The layout is practical, making the most of the available space while ensuring a homely atmosphere.

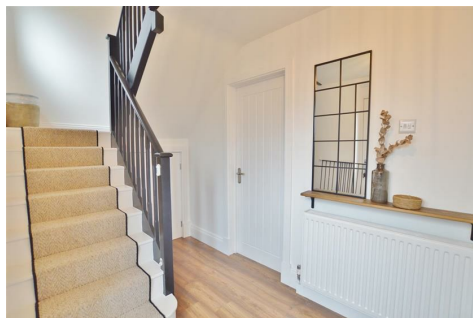
Outside, you will find a private rear garden, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. Additionally, the property includes driveway parking for two vehicles, a valuable feature in this bustling area.

One of the standout features of this property is its prime location. Situated close to local schools, it is an ideal choice for families with children. Additionally, a variety of amenities are just a stone's throw away, ensuring that daily necessities are easily accessible.

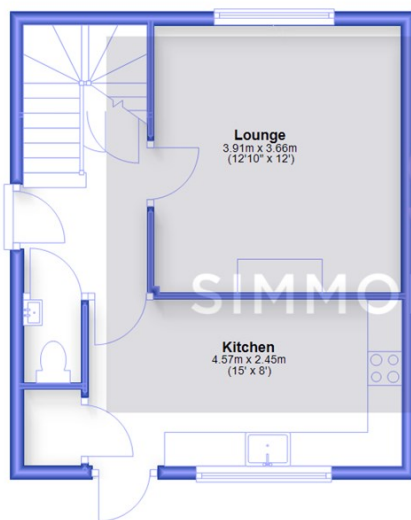
This house is not just a home; it is a lifestyle choice, offering a perfect balance of tranquillity and accessibility. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the opportunity to make this lovely house your new home.



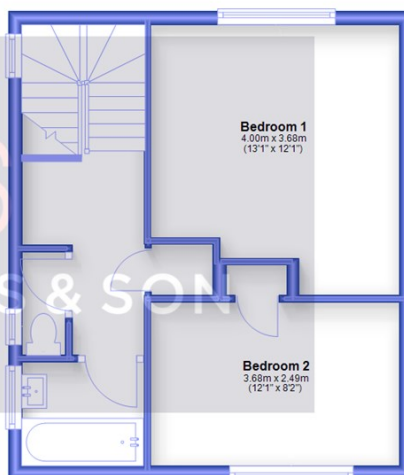
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Ground Floor



First Floor



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.

- Two Bedroom Family Home
- Beautifully Presented
- Driveway Parking
- Close To Local Schools & Amenities
- Potential To Extend STPP
- Downstairs WC
- GCH & DG
- Modern Kitchen
- Council Tax Band:C
- EPC: C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>86</b>
	<b>69</b>
<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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.