



SIMMONS & SON



Lynch Hill Lane, Slough, SL2 2QA

Offers In Excess Of £425,000 Freehold

Located on the charming Lynch Hill Lane in Slough, this delightful end terrace house offers a wonderful opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, making it an ideal home for those seeking space and comfort.

One of the standout features of this residence is its potential for further extension, subject to planning permission. This flexibility allows you to tailor the home to your specific needs, whether that be creating additional living space or enhancing the existing layout.

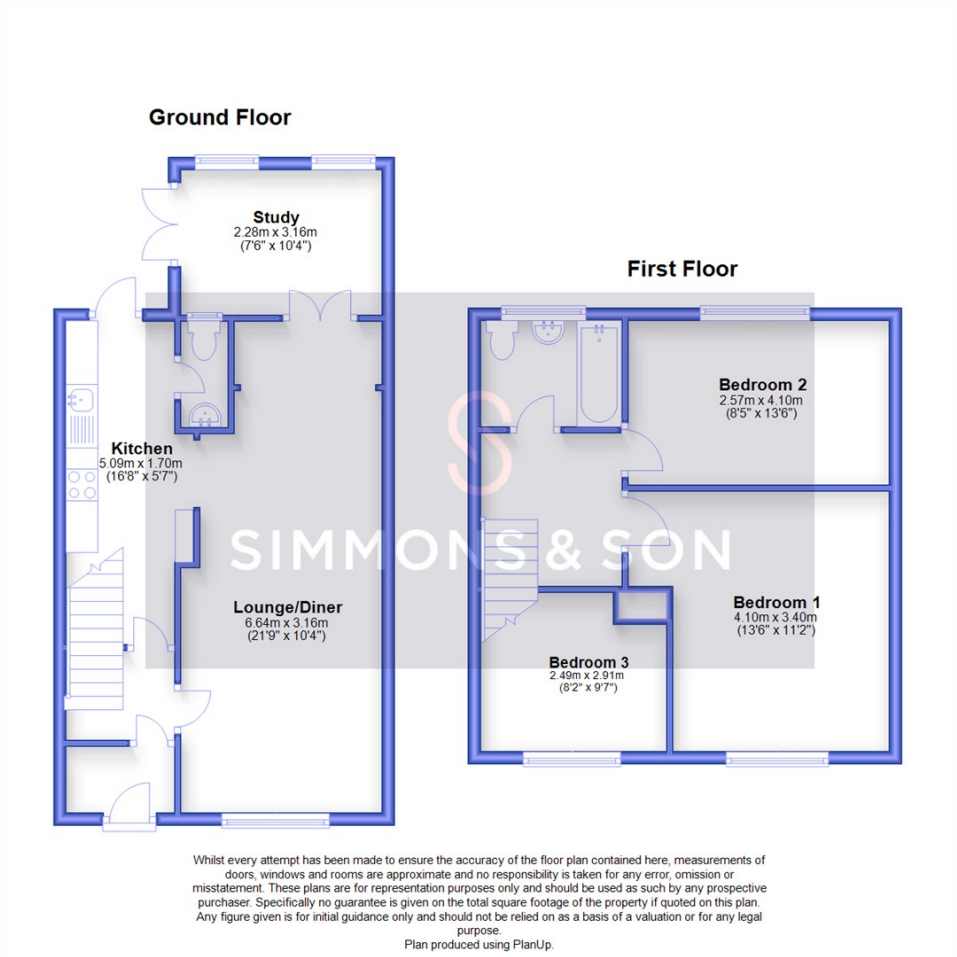
The property also benefits from convenient driveway parking, ensuring that you have a secure and accessible place for your vehicle. This is particularly advantageous in a bustling area, providing ease and peace of mind.

Moreover, the location is highly desirable, being in close proximity to Burnham Grammar School, which is renowned for its excellent educational standards. This makes it an attractive option for families with school-aged children, as well as those who appreciate the value of living near quality educational institutions.

In summary, this three-bedroom end terrace house on Lynch Hill Lane presents a fantastic opportunity to create your ideal home in a sought-after area. With its spacious layout, potential for extension, and convenient parking, it is a property not to be missed.



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- End of Terrace Home
- Three Spacious Bedrooms
- GCH & DG
- Walking Distance To Burnham Grammer School
- Close To Transport Links
- Driveway Parking
- Potential To Extend STPP
- Well Presented Throughout
- EPC:C
- Council Tax Band: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 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		
England & Wales	EU Directive 2002/91/EC	

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