



# SIMMONS & SON



**Aldborough Spur, Slough, SL1 3EN**

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

Located in the desirable area of Aldborough Spur, Slough, this charming three-bedroom end terrace house presents an excellent opportunity for families and professionals alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen and dining area create a warm and inviting atmosphere, perfect for family meals.

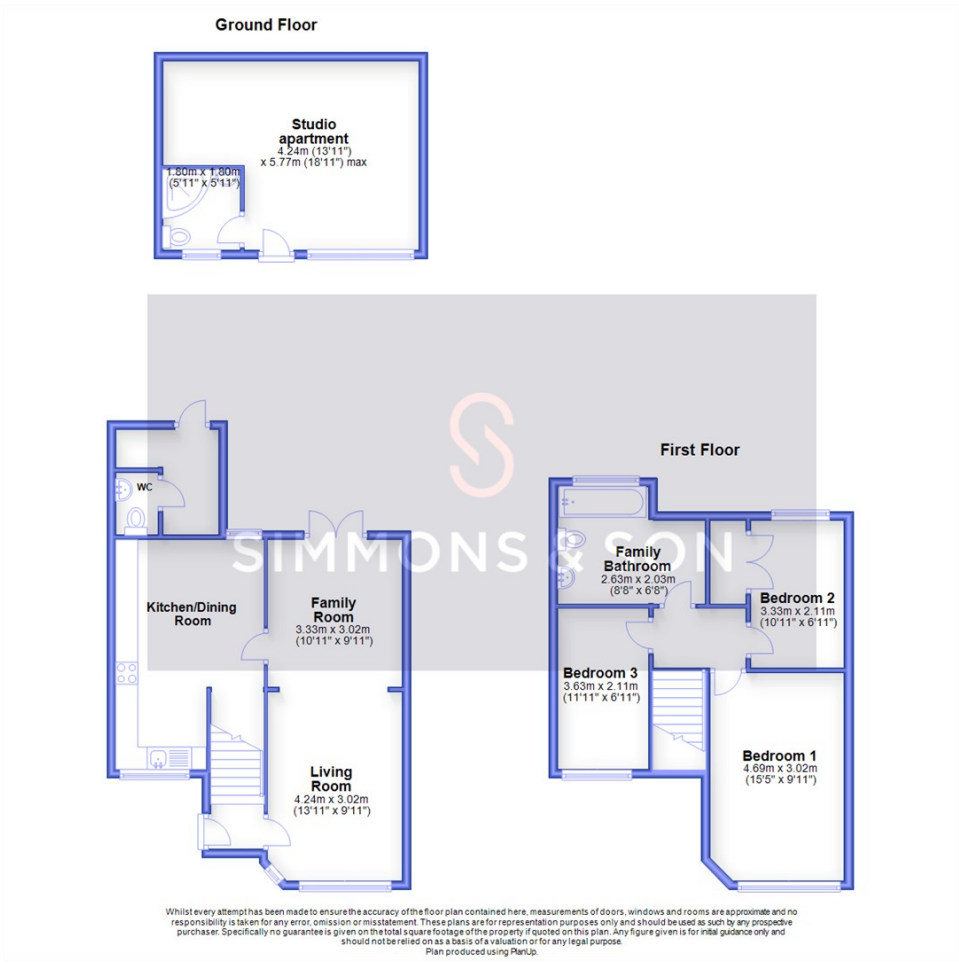
The three bedrooms are generously sized, offering comfortable living spaces for all family members. The bathroom is conveniently located, ensuring ease of access for everyone in the household.

Parking is a breeze with space for two vehicles, a valuable asset in this bustling area. The location is particularly advantageous, as it is within walking distance to Slough Train Station, providing excellent transport links to London and beyond. This makes it an ideal choice for commuters seeking a balance between suburban living and city accessibility.

In summary, this end terrace house in Aldborough Spur is a fantastic opportunity for those looking to settle in a vibrant community with the potential for future development. With its spacious interiors, convenient location, and parking facilities, it is a property not to be missed.



Aldborough Spur, Slough, Berkshire, SL1 3EN



- Three Bedroom End Terrace
- Self Contained Studio In The Garden
- Off Street parking for 2 Cars
- Quiet Residential Cul-De-Sac
- Walking Distance to Slough Train Station
- Close to Local Schools & Amenities
- Modern Kitchen
- Immaculate Condition Throughout
- Council Tax Band: C
- 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 |                         |           |
| 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.