



# SIMMONS & SON



**Midcroft, Slough, SL2 1HL**

**Guide Price £650,000 Freehold**

This extended four-bedroom semi-detached house offers a perfect blend of comfort and potential. With two spacious reception rooms, this property is ideal for both family living and entertaining guests. The well-appointed kitchen flows seamlessly into the dining area, creating a warm and inviting atmosphere.

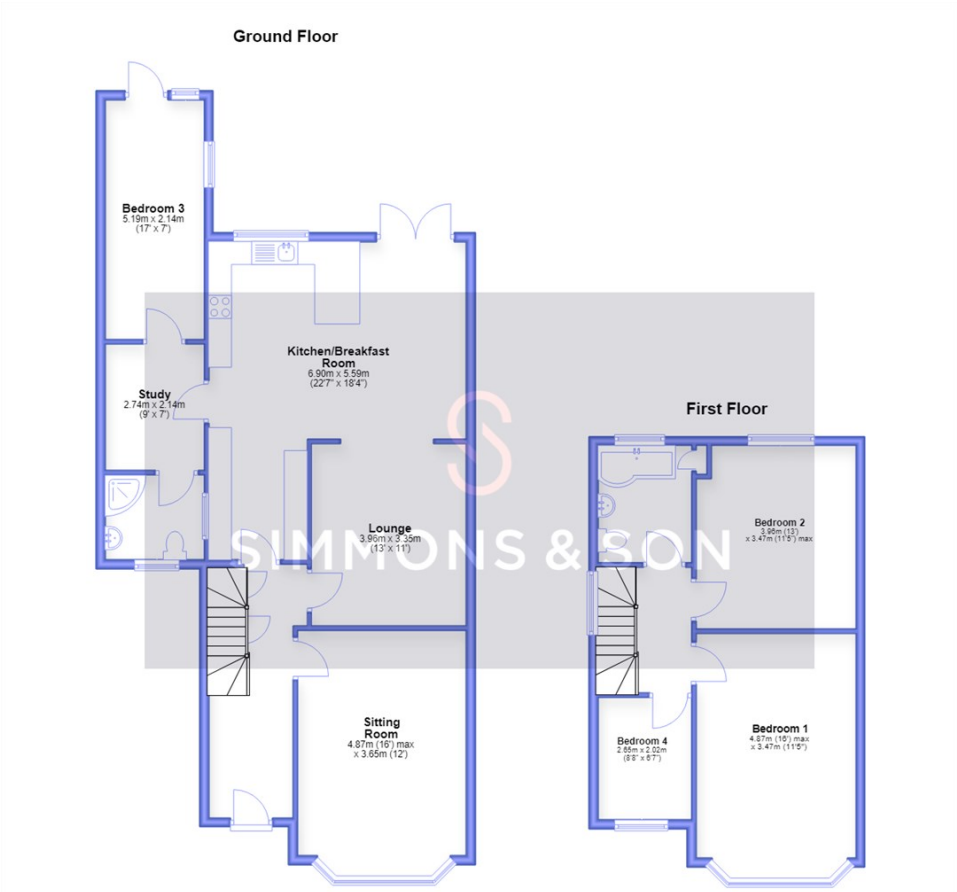
The house boasts four generously sized double bedrooms, providing ample space for family members or guests. Additionally, a dedicated study presents an excellent opportunity for those who work from home or require a quiet space for reading and reflection.

Outside, the beautiful garden is a standout feature, offering a serene retreat for relaxation or play. There is also potential for further extension, subject to planning permission, allowing you to tailor the space to your needs. The property benefits from driveway parking, ensuring ease of access in this peaceful neighbourhood.

Conveniently located close to local schools, this home is perfect for families seeking a supportive community environment. With its combination of space, potential, and a desirable location, this semi-detached house in Midcroft is a wonderful opportunity for anyone looking to settle in Slough.



Midcroft, Slough, Berkshire, SL2 1HL



- Four Bedroom Semi-detached Family Home
  - GCH & DG
- Immaculate Condition Throughout
  - Family Bathroom & Downstairs Shower room
- Driveway Parking
  - Two Reception Rooms
- Close To local Schools & Amenities
  - EPC: TBC
- Beautiful Garden with Potential to Extend STPP
  - Council Tax Band: 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.