

Also at:  
Slough  
Langley



## St. Elmo Crescent, Slough, SL2 1NN

### Offers In Excess Of £400,000 Freehold

#### NORTH SLOUGH - EXTENDED END TERRACE

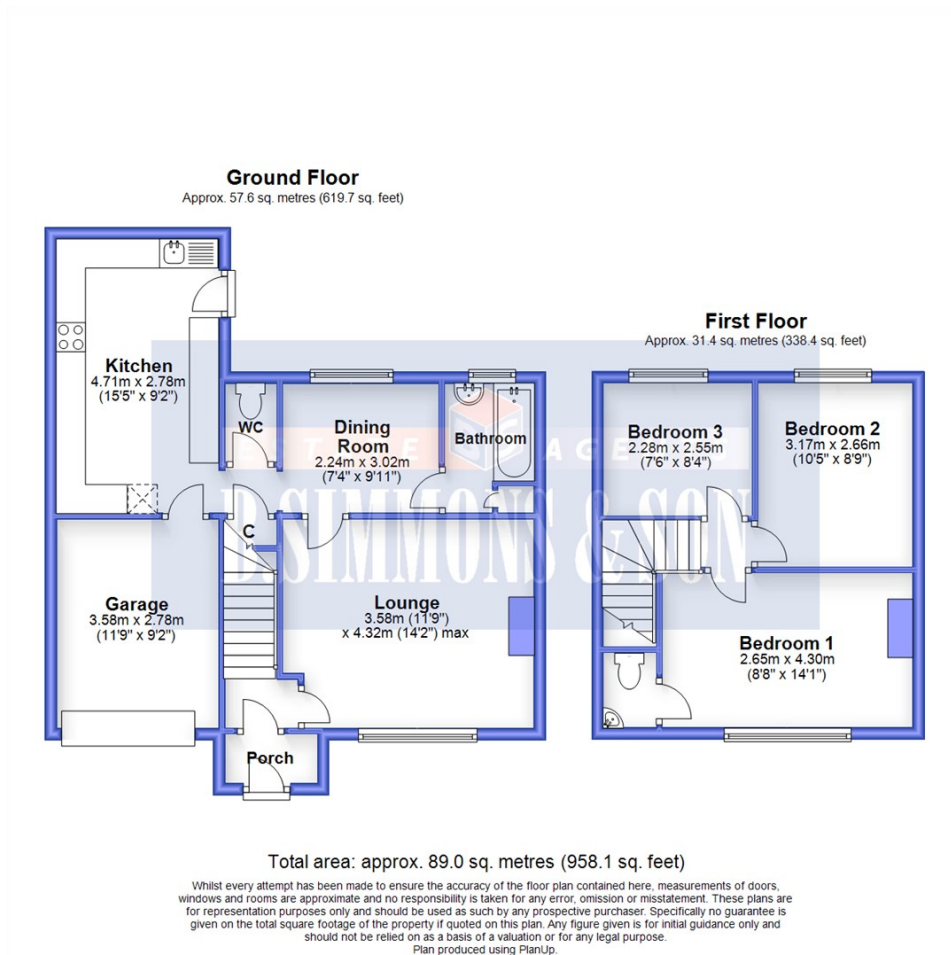
Located on a popular residential road is this three bedroom double fronted end terrace home, offering excellent public transport links into Slough town centre and Wexham Park hospital. The property is in good condition throughout and benefits include off street parking for three vehicles, gas central heating, uPVC double glazing, large 15ft extended kitchen, lounge, separate diner, three upstairs bedrooms one with en-suite wc, ground floor family bathroom and integral garage providing storage or potential to convert into a habitable space (STPP).

Within walking distance of local schools and shops an internal viewing is recommended. The property has previously been granted planning permission (since lapsed - details available via SBC planning website). Viewings highly recommended to appreciate the accommodation and further potential offered.





# St. Elmo Crescent, Slough, Berkshire, SL2 1NN



- Three Bedrooms
- Extended Semi Detached
- Potential to Extend STTP
- Off Street Parking for 3 Vehicles
- Integral Garage
- Large Rear Garden
- Well Presented Throughout
- CCTV Available by Separate Negotiation
- Close to Farnham Road
- 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	80

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.