



# SIMMONS & SON



**Furnival Avenue, Slough, SL2 1DL**

**£1,500**

**FAMILY PERFECT!** Furnival Avenue Gem with Garden, Parking & Top Schools Nearby!

This delightful two-bedroom house on the charming Furnival Avenue, Slough, is an absolute must-see for small families and professionals, boasting a highly sought-after combination of features: a lovely private garden, convenient off-street parking, two well-proportioned bedrooms, and the efficiency of being fully electric! Available for immediate occupancy, this cosy 463 sq ft property provides a warm and inviting space, complete with a welcoming reception room and a well-appointed bathroom. Crucially, the home is situated in a prime location—it's not only close to local shops but also ideally located near well-regarded schools, making the morning routine effortless and enhancing its appeal as a long-term family base. Secure this charming home with valuable outdoor space and parking, and enjoy the convenience of living in a well-established, family-friendly neighbourhood!



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- 2 Bedroom Semi - Detached House
  - EPC: Band E
- Unfurnished
  - Council Tax: Band B - £1788
- Fully Electric
  - Holding Deposit: £346.15
- Garden & Off street parking
  - 5 Week Deposit: £1730.76
- Close to local shops and amenities
  - Available Immediately



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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.