

Also at:
Slough
Langley



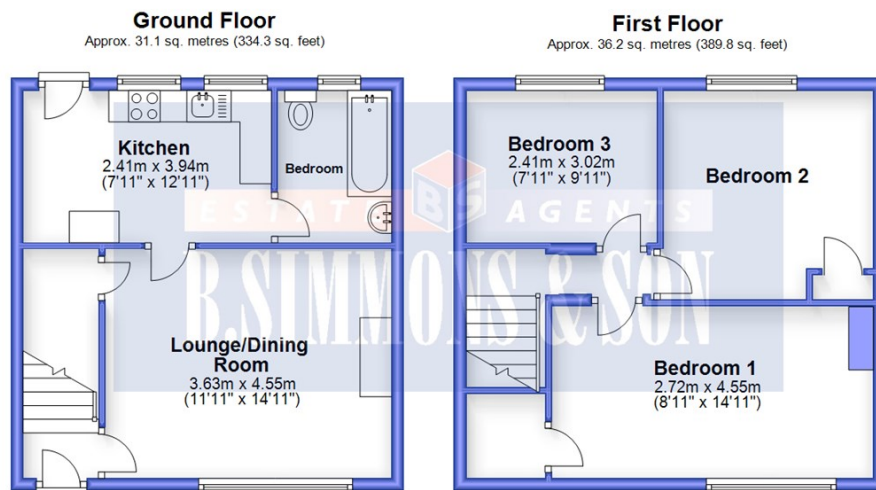
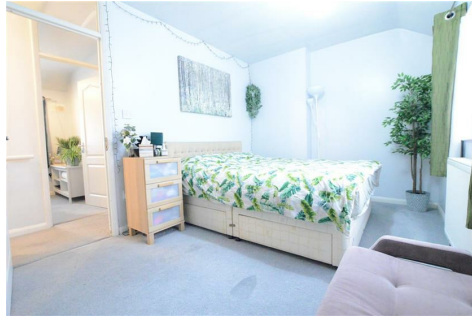
Beaumont Road, Slough, SL2 1NQ

Guide Price £340,000 Freehold

B-Simmons and Son are excited to bring to the market this three bedroom mid terraced family home, presented in excellent decorative order throughout and is ready to move in immediately. Situated in a popular road close to Farnham Road this desirable property is within walking distance of both local amenities and transport links. The property is close to the M4, M40 & M25 providing both quick and easy access to the national motorway networks. Benefits include uPVC double glazing, modern kitchen, bathroom, lounge, substantial garden area and two car driveway parking. The property will be sold with NO ONWARD CHAIN, viewing highly recommended.



Beaumont Road, Slough, Berkshire, SL2 1NQ



Total area: approx. 67.3 sq. metres (724.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose. Plan produced using PlanUp.

- 3 Double Bedrooms
- Modern Kitchen
- Off Street Parking for 2 Cars
- Freehold
- Large Private rear Garden
- No Onward Chain
- Recently Modernised by the current owners
- EPC: E



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	

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.