



# SIMMONS & SON



## Amberley Road, Slough, SL2 2LR

### Offers In The Region Of £475,000 Freehold

Located in Amberley Road in Slough, this post-war link detached house presents an excellent opportunity for those seeking a family home with great potential. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The inviting reception room offers a comfortable area for relaxation and entertaining guests.

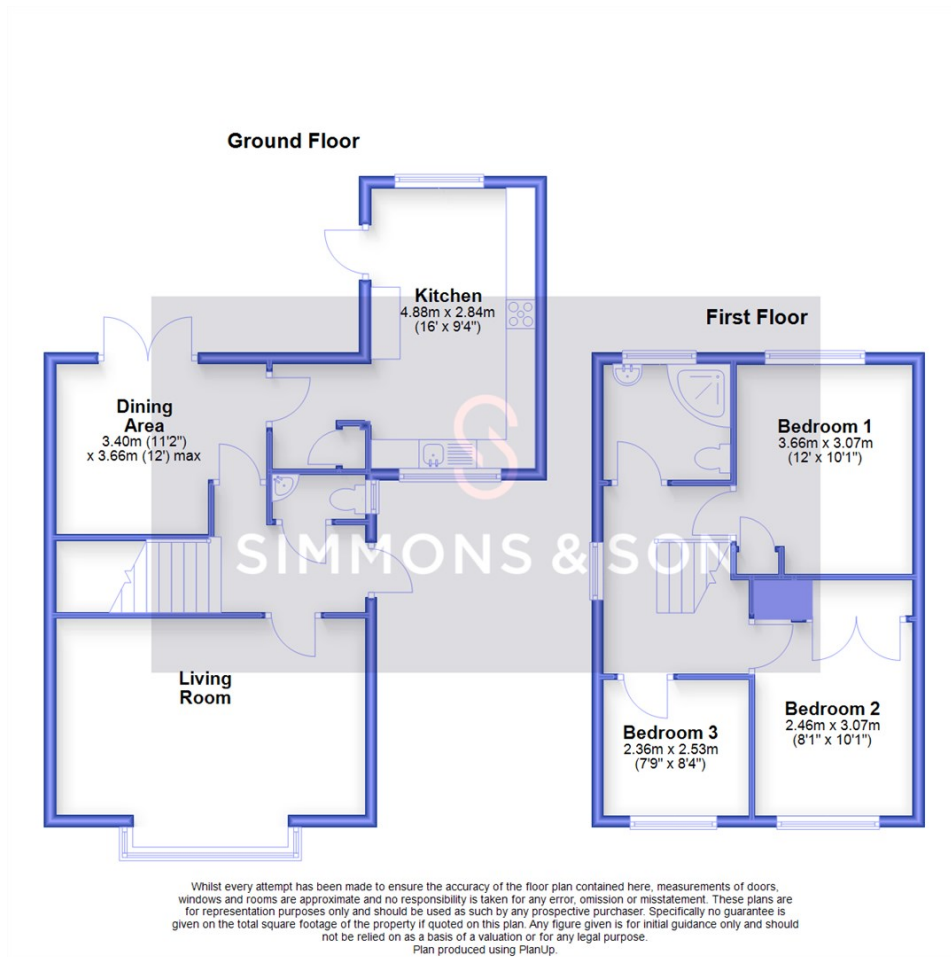
One of the standout features of this home is its convenient location. It is within walking distance to both the train station and a reputable grammar school, making it perfect for commuters and families prioritising education. The property also benefits from driveway parking, ensuring that you have a dedicated space for your vehicle.

While the house requires modernising, this presents a wonderful chance for you to put your personal touch on the space and create your dream home. With a generous area of 95 square feet, there is ample room to reimagine the layout and design to suit your lifestyle.

In summary, this three-bedroom link detached house on Amberley Road is a promising prospect for those looking to invest in a property with great potential in a desirable location. With its proximity to essential amenities and the opportunity for modernisation, this home is not to be missed.



# Amberley Road, Slough, Berkshire, SL2 2LR



- Link Detached House
- Close to Burnham Station
- Three Bedrooms
- DG & GCH
- Cul-De-Sac Location
- Walking Distance To Burnham Grammer School
- Two Reception Rooms
- Council Tax Band: D
- Off Road Parking
- EPC: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>80</b>

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