



SIMMONS & SON



Surrey Avenue, Slough, SL2 1DS

Offers In Excess Of £440,000 Freehold

Welcome to this beautiful three-bedroom semi-detached family home located on Surrey Avenue in Slough. This delightful property boasts a well-maintained garden, providing a perfect outdoor space for relaxation and play. The home is presented to a high standard throughout, ensuring a warm and inviting atmosphere for you and your family.

Inside, you will find a spacious reception room that serves as an ideal gathering space for family and friends. The three bedrooms offer ample accommodation, making this home perfect for families of all sizes. The bathroom is well-appointed, catering to your everyday needs.

One of the standout features of this property is the potential for extension, subject to planning permission. This offers the opportunity to personalise and expand the home to suit your family's requirements.

The location is highly desirable, with local schools and amenities just a short walk away, making daily life convenient and enjoyable. Additionally, the property benefits from driveway parking, ensuring that you have a secure and accessible space for your vehicle.

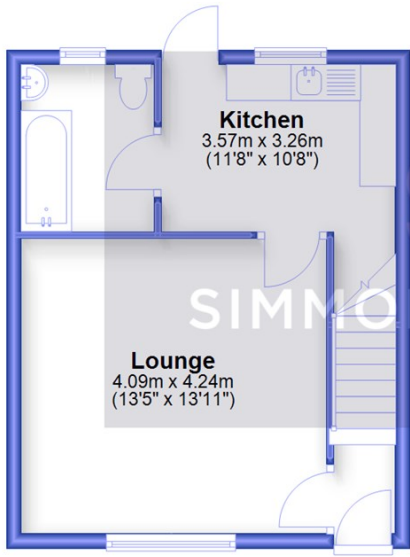
This semi-detached house is not just a home; it is a wonderful opportunity for family living in a vibrant community. Do not miss the chance to make this property your own.



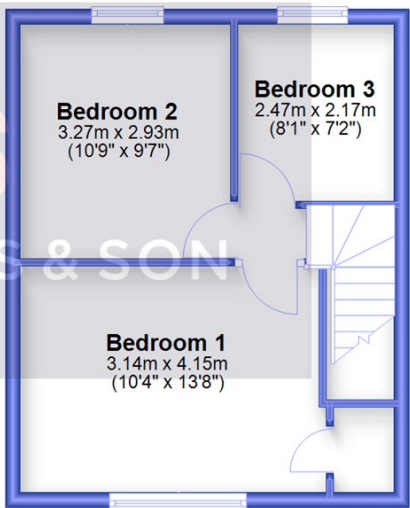
Surrey Avenue, Slough, Berkshire, SL2 1DS



Ground Floor



First Floor



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.

- Three Bedroom Semi Detached Family Home
 - Well Presented Throughout
- Potential to Extend STPP
 - Well Maintained Rear Garden with Side Pedestrian Access
- Driveway Parking
 - Downstairs Bathroom
- Close to Local Amenities & Schools
 - Council Tax Band : C
- GCH & DG
 - EPC : C



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	86

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	

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