



# SIMMONS & SON



## Broad Oak, Slough, SL2 1JB

### Offers In Excess Of £550,000 Freehold

Nestled in the private quiet cul-de-sac of Broad Oak, Slough, this modern semi-detached house presents an excellent opportunity for families and professionals alike. The property features a spacious lounge and diner, perfect for entertaining guests or enjoying family time. The modern fitted kitchen is both stylish and functional, catering to all your culinary needs.

This delightful home comprises three well-proportioned double bedrooms, each equipped with built-in storage to maximise space. One of the bedrooms benefits from an ensuite, providing added convenience and privacy. The layout is thoughtfully designed to ensure comfort and practicality for everyday living.

Outside, the property offers ample parking for up to four vehicles, additionally, the garage presents a fantastic opportunity for conversion into a habitable room, allowing for further expansion of living space to suit your needs.

Situated close to local shops and amenities, this property is perfectly positioned for easy access to everyday conveniences. Whether you are looking for a family home or a property with potential for growth, this semi-detached house in Broad Oak is a must-see. Don't miss the chance to make this lovely house your new home.

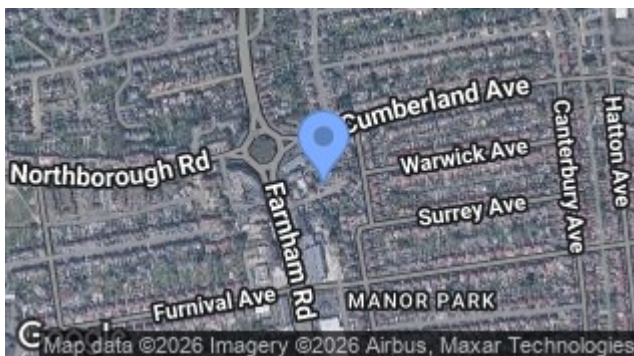


# Broad Oak, Slough, Berkshire, SL2 1JB



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.

- Modern Semi Detached Family Home
- No Onward Chain
- Three Double Bedrooms
- Private Quiet Cul-De-Sac Location
- Driveway Parking for Four Vehicles
- Close to Local Shops & Amenities
- Garage - Potential to Convert to Habitable Room
- Council Tax Band : D
- Potential to Extend STPP
- 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 | 87        |

| 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.