



# SIMMONS & SON



## Canterbury Avenue, Slough, SL2 1EB

### Offers In Excess Of £540,000 Freehold

Welcome to this impressive semi-detached house located on Canterbury Avenue. This home has been expertly extended and configured to provide a versatile living environment, including a detached outbuilding that adds significant functional value.

The ground floor features a substantial Lounge/Dining Room and an additional, large Open Plan Living area, offering two distinct spaces for relaxation and hosting.

**Modern Kitchen & Bathrooms:** The home includes a centrally located kitchen and three bathrooms in total: a convenient ground-floor shower room, a first-floor family bathroom, and an additional shower room in the outbuilding as well as a downstairs cloakroom.

The first floor comprises three well-proportioned bedrooms, including two comfortable doubles and a versatile third bedroom.

Separate from the main house is a dedicated Office space/annex equipped with its own shower room and toilet—perfect for a private home office, gym, or guest suite.

Situated in a well-connected area of Slough, this property is ideal for families or professionals requiring easy access to local amenities and transport links.

With parking for two vehicles and a modern, "move-in ready" interior, this home perfectly balances style with practical family functionality.

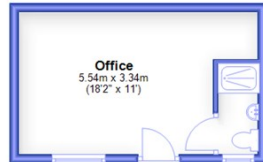
**Dual-Purpose Potential:** Featuring secure side pedestrian access, the property offers independent entry to the rear extension and outbuilding. This allows the self-contained studio/outbuilding to be utilized as a private rental unit, an annex for multi-generational living, or a secluded professional office without disturbing the main household.



# Canterbury Avenue, Slough, Berkshire, SL2 1EB

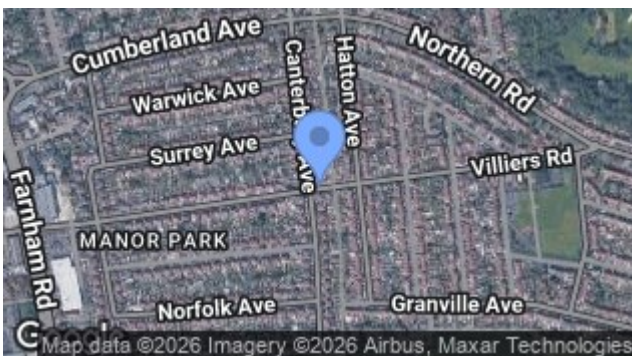


## Ground Floor



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.

- Extended Three Bedroom Family Home
- Driveway Parking
- Additional Investment Opportunity
- Outbuilding
- Downstairs Cloakroom & Upstairs Family Bathroom
- Side Access
- Spacious Lounge
- EPC: TBC
- Close to Local Amenities & Grammar Schools
- Council Tax Band: C



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		

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		

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.