



# SIMMONS & SON



## Goodwin Road, Slough, SL2 2EU

**Price £425,000 Freehold**

Located on Goodwin Road in Slough, this three-bedroom end terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The three well-proportioned bedrooms provide ample space for relaxation and rest, while the bathroom is conveniently located to serve the household's needs. One of the standout features of this home is the large rear garden, which not only offers a delightful outdoor space for children to play and for gardening enthusiasts to flourish, but also holds significant potential for extension, allowing you to tailor the property to your specific desires.

Situated in a prime location, this residence is in close proximity to local schools and amenities, making it an ideal choice for families seeking convenience and community. With no onward chain, you can look forward to a smooth and swift transition into your new home.

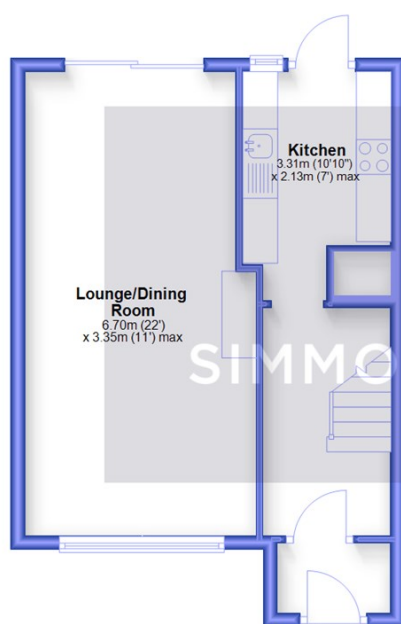
This property is a rare find in a desirable area, combining comfort, potential, and accessibility. Do not miss the chance to make this lovely house your new home.



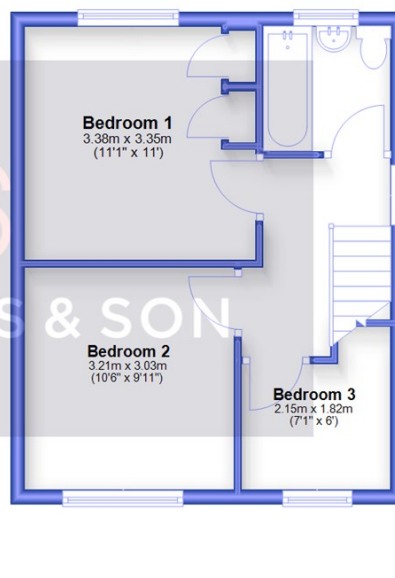
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## Ground Floor

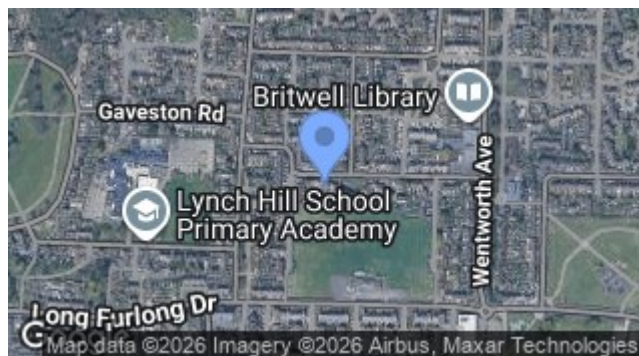


## First Floor



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 Family Home
- Potential To Extend STPP
- GCH & DG
- Close to Local Schools & Amenities
- Private Rear Garden
- No Onward Chain
- Well Presented Throughout
- Side Pedestrian Access
- Council Tax Band: C
- EPC: TBC



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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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