



# SIMMONS & SON



**Lynch Hill Lane, Slough, SL2 2QA**

**Offers In Excess Of £425,000 Freehold**

Located in Lynch Hill Lane in Slough, this delightful mid-terrace house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms.

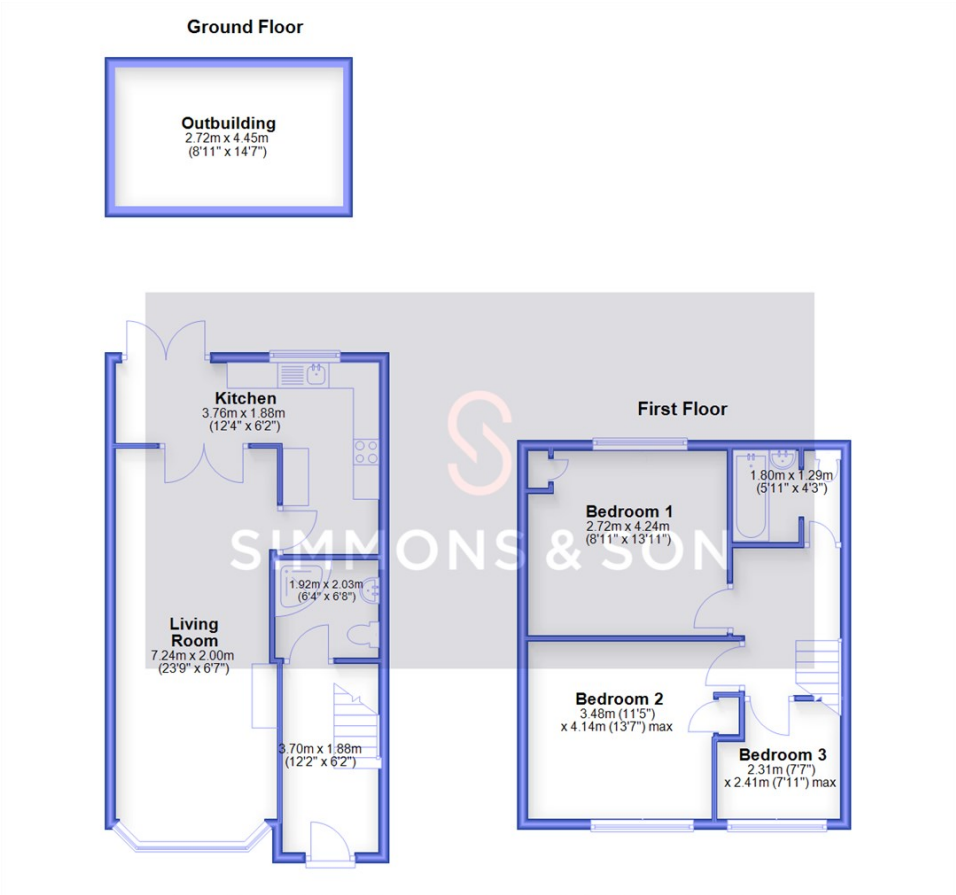
Upon entering, you are greeted by a bright and airy reception room, ideal for family gatherings or quiet evenings in. The extended kitchen, offers ample space for cooking and dining.

Outside, you will find a driveway that accommodates parking for two cars, a valuable asset in this bustling area. Additionally, the property includes a versatile outbuilding that can be transformed into a home office or gym, catering to the modern lifestyle and providing a private space for work or leisure.

This delightful home is ideally situated, making it a perfect choice for those looking to establish themselves in a vibrant community. With its combination of modern amenities and classic charm, this property is not to be missed. Whether you are starting your journey as a homeowner or seeking a sound investment.



Lynch Hill Lane, Slough, Berkshire, SL2 2QA



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
- Driveway Parking x2
- Extended Modern Fitted Kitchen
- Well Presented Throughout
- Upstairs Bathroom & Downstairs Shower Room
- GCH & DG
- Close to Local Shops & Schools
- Spacious Outbuilding
- EPC:TBC
- Council Tax Band: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                     |         |           |

| 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.