



# SIMMONS & SON



## Vale Grove, Slough, SL1 2JE

### Offers In Excess Of £400,000 Freehold

Nestled in Vale Grove, Slough, this delightful end terrace Victorian cottage presents an excellent opportunity for families seeking a comfortable and well-located home. Boasting two spacious bedrooms, this property is perfect for those looking to settle in a friendly neighbourhood.

As you enter, you are welcomed into a well-presented reception room that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. The cottage's thoughtful layout ensures that every corner is utilised effectively, providing a cosy yet functional living environment.

The property features a well-appointed bathroom, catering to the needs of modern family life. The two bedrooms are generously sized, offering ample space for rest and personalisation, making it easy to create a sanctuary that reflects your style.

One of the standout features of this home is its prime location. Within walking distance to the historic town of Eton, residents can enjoy the picturesque surroundings, local shops, and delightful eateries that this area has to offer. The proximity to Eton also provides excellent transport links, making commuting to nearby towns and cities a breeze.

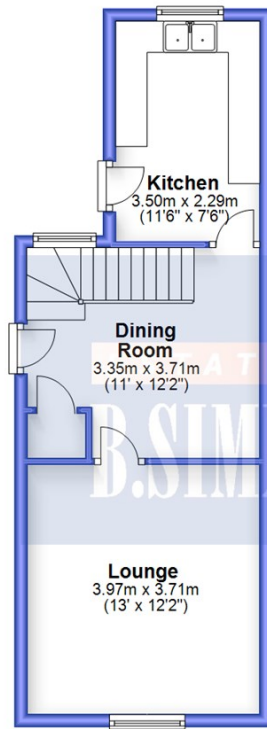
This two-bedroom family home is not just a property; it is a place where memories can be made. With its charming Victorian architecture and convenient location, it is a rare find in today's market. Whether you are a first-time buyer or looking to downsize, this home is sure to impress. Do not miss the chance to make this lovely cottage your own.



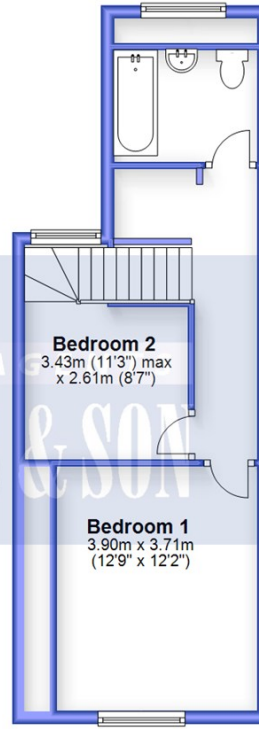
# Vale Grove, Slough, Berkshire, SL1 2JE



**Ground Floor**  
Approx. 35.8 sq. metres (385.1 sq. feet)



**First Floor**  
Approx. 35.8 sq. metres (385.1 sq. feet)



Total area: approx. 71.6 sq. metres (770.2 sq. feet)

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.

- Two Bedroom Family Home
- Walking distance to Eton & Windsor
- Two Reception Rooms
- Victorian Cottage
- Family Bathroom
- GCH & DG
- Well Presented Throughout
- Council Tax Band:C
- Private Rear Garden
- EPC : D



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			58
(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			52
(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.