



SIMMONS & SON



Merton Road, Berkshire, SL1 1QW

Offers In Excess Of £850,000 Freehold

Nestled in the vibrant town of Slough, this impressive five-bedroom detached house offers a perfect blend of comfort, space, and modern convenience, making it an ideal family home. The property features an exceptionally generous and versatile layout spread across two well-appointed floors.

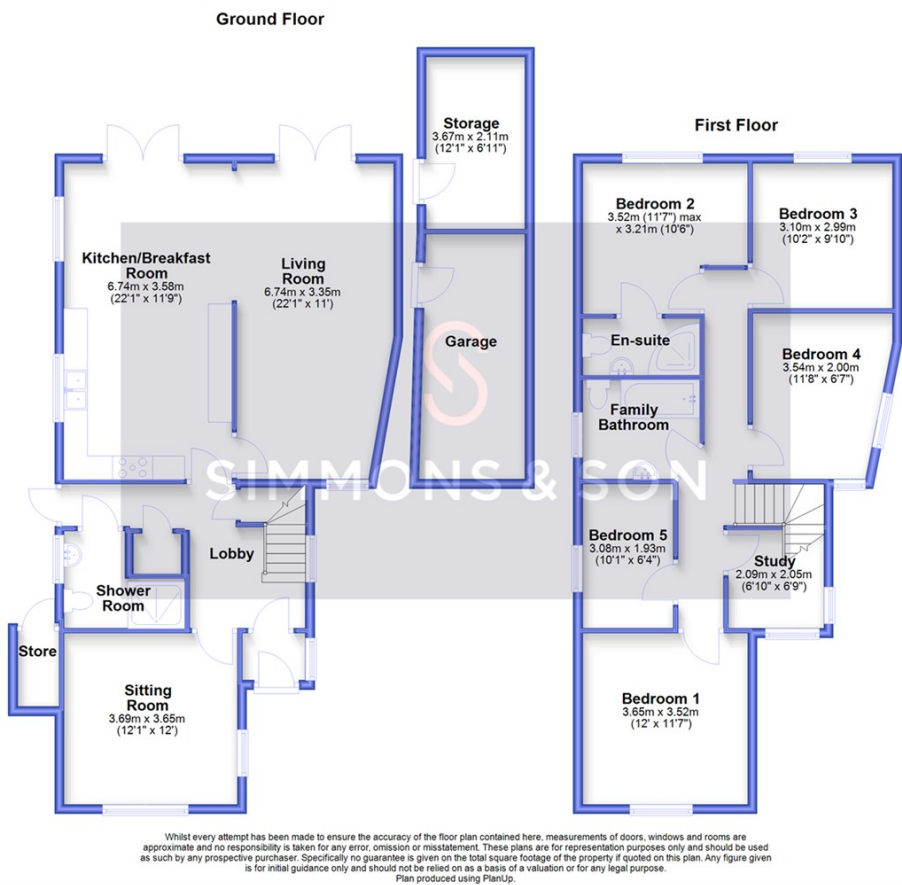
The heart of the home lies on the ground floor, which boasts an expansive, open-plan Kitchen/Breakfast Room that flows seamlessly into a bright Living Room creating a spectacular space for family gatherings and entertaining. A separate, Sitting Room sits at the front of the house, offering additional reception space. The ground floor also features a welcoming entrance Lobby, a convenient Shower Room, an external Store, and a substantial Garage with an adjoining Storage room.

The first floor opens up to a well-designed landing leading to five distinct bedrooms and dedicated work/living zones. A spacious main bedroom positioned at the front. Bedroom 2 with the added luxury of an En-suite shower room. Bedroom 3: ideal as a double room. Bedroom 4: A versatile double bedroom, perfect for a child's room or guest space. Bedroom 5: versatile enough for a nursery or hobby space. A dedicated home office area perfect for remote working and family Bathroom centrally located to serve the upper floor.

With its desirable location near local grammar schools and excellent transport links, combined with this highly functional, multi-reception layout, this five-bedroom detached house is a remarkable opportunity for families seeking a new place to call home.



Merton Road, Slough Berkshire, SL1 1QW



- Detached Five Bedroom Family Home in Quiet Residential Cul-de-sac
- Walk to Slough Train Station Providing Direct Links to Central London
- Office/Store Room, Garage & Driveway Parking
- Fitted Kitchen/Breakfast Room
- Sitting Room & Separate Lounge
- Upstairs Bathroom, Ensuite & Downstairs Shower Room
- Study / Sixth Bedroom
- Well Kept Gardens
- Council Tax Band : E
- 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	68	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	1	1
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.