



**Hawthorne Crescent, Slough, SL1 3NQ**

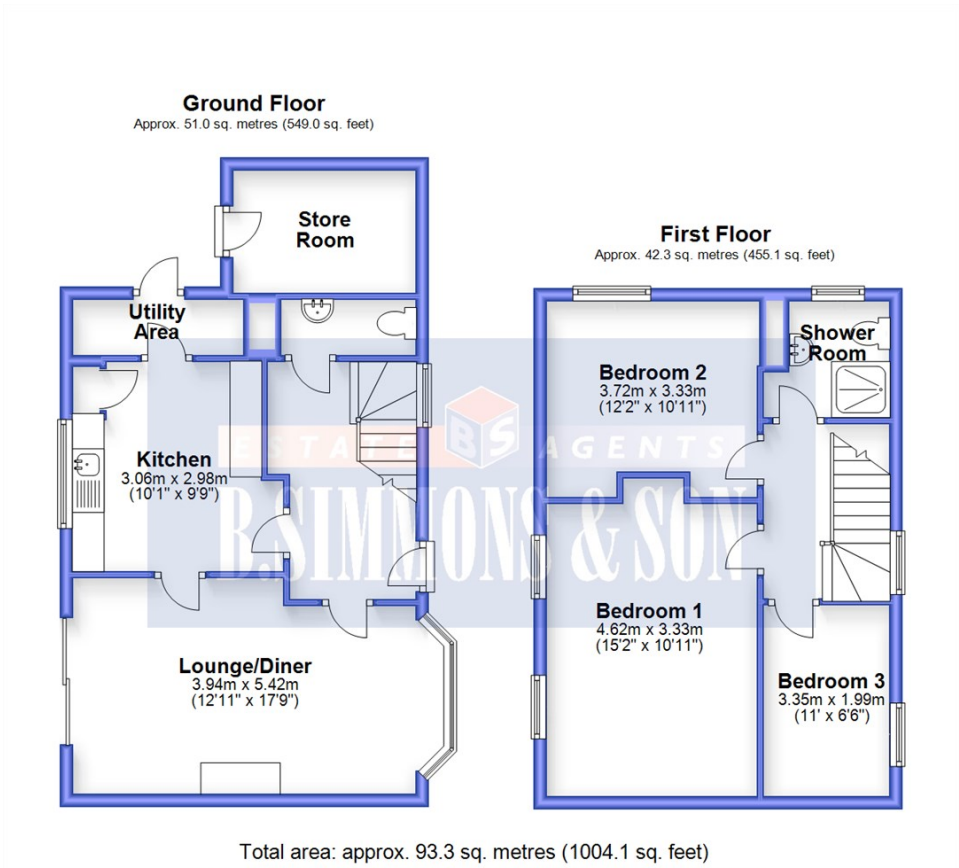
**Offers In Excess Of £435,000 Freehold**

**THREE BEDROOM END TERRACE FAMILY HOME - POTENTIAL TO EXTEND STPP**

Three bedroom end terrace family home, located within walking distance of amenities and Slough train station giving links to London Paddington. The property benefits from three double bedrooms, well presented kitchen, spacious lounge/ diner, downstairs cloakroom, family shower room, gas central heating, double glazing, large rear garden with garage accessed via service road and potential to extend and no onwards chain. Internal viewings strongly recommended.



Hawthorne Crescent, Slough, Berkshire, SL1 3NQ



- Three Double Bedrooms
- End Of Terrace
- GCH & DG
- Potential To Extend
- No Onwards Chain
- Large Rear Garden
- Garage
- Spacious Lounge/ Diner
- Walking Distance to Slough Train Station
- 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		
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.