



# SIMMONS & SON



## Westgate Crescent, Slough, SL1 5BY

### Price Guide £465,000 Freehold

Situated in the charming Cippenham village, this delightful three-bedroom semi-detached family home on Westgate Crescent offers a perfect blend of comfort and potential. The property features a spacious reception room, ideal for family gatherings or entertaining guests. With three well-proportioned bedrooms, there is ample space for a growing family or those seeking extra room for guests or a home office.

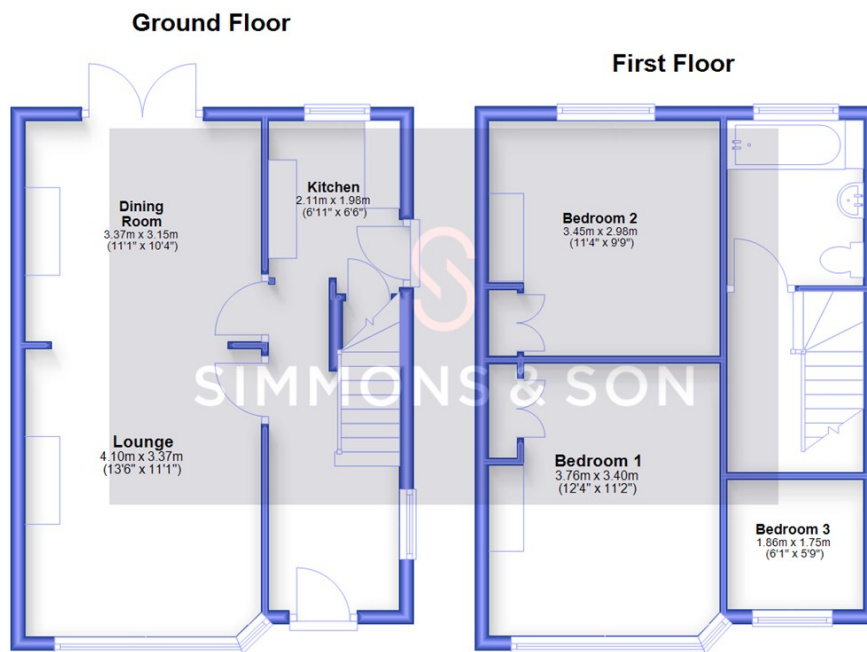
The house boasts a bathroom that caters to the needs of the household, ensuring convenience for all. One of the standout features of this property is the potential for extension, subject to planning permission, allowing you to tailor the home to your specific needs and desires.

For those with vehicles, the property includes driveway parking, providing easy access and peace of mind. The location is particularly advantageous, as it benefits from excellent transport links, making commuting and travel straightforward. Whether you are heading into London or exploring the surrounding areas, you will find that accessibility is a key feature of this home.

In summary, this semi-detached house in Cippenham village presents an excellent opportunity for families or individuals looking to settle in a vibrant community with the potential to expand their living space. With its inviting atmosphere and practical amenities, this property is well worth considering for your next home.



# Westgate Crescent, Slough, Berkshire, SL1 5BY



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 Semi Detached Family Home in Cippenham Village
- No Onward Chain
- Excellent Transport Links and Within Walking Distance to Burnham Train Station
- Require Modernisation
- Driveway Parking & Garage
- South Facing Rear Garden with Potential to Extend STPP
- Quiet Residential Road
- Close to Local Amenities & Schools
- Council Tax Band : D
- EPC : D



| 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 |                         |         |           |
|   |                         | 65      | 83        |
| <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>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
|   |                         |         |           |
| <b>England &amp; Wales</b>                                      | 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.