



SIMMONS & SON



The Cherries, Berkshire, SL2 5TR

Offers In Excess Of £495,000 Freehold

FANTASTIC THREE BEDROOM MID TERRACED PROPERTY - NO ONWARDS CHAIN

This is a great three bedroom property in Wexham Lane.

The property has a large lounge, refurbished kitchen and a utility room on the ground floor. The first floor has three good sized bedrooms with a family bathroom and a separate WC

The property also has a large garden and a front garden that can be easily converted into a driveway for off road parking. In addition it's close to local schools, an easy drive to the M4 and M40 motorways and close to shops and amenities. Viewing highly recommended.

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Ground Floor

Approx. 45.2 sq. metres (487.1 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.1 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.

- Three Bedroom House
- Mid Terrace
- Wexham Lane
- Scope For Off Road Parking
- Close To Popular Schools
- No Onwards Chain
- Council Tax Band: D
- EPC: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(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			
England & Wales		EU Directive 2002/91/EC	

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