



SIMMONS & SON



Salt Hill Way, Slough, SL1 3TR

Offers In Excess Of £390,000 Freehold

THREE BEDROOM SEMI DETACHED FAMILY HOME - WALK TO SLOUGH TRAIN STATION

This three bedroom family home is offered in immaculate condition throughout and benefits from off street parking.

The ground floor features a spacious lounge, large kitchen with integrated appliances, cloakroom and an additional side extension which functions as a utility room with plenty of space as a kids play area or a home office and a court yard garden.

There is also an outbuilding which has all the essentials to be converted to a self contained studio.

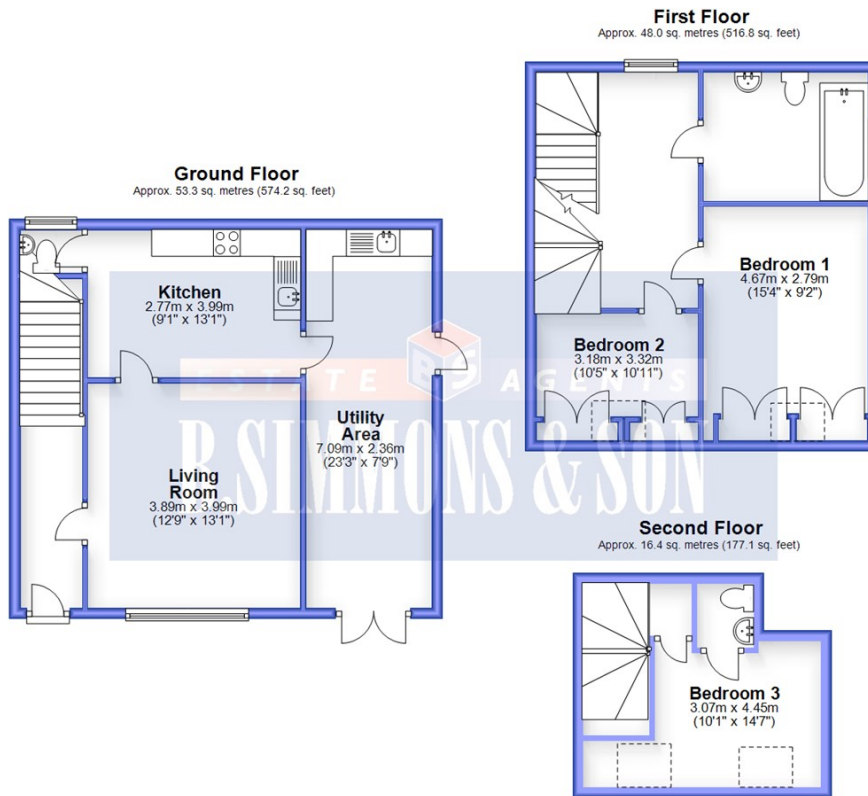
On the first you will find a three piece family bathroom and two bedrooms. The third bedroom is on the 2nd floor loft conversion with large windows and a skylight for a nice bright bedroom, with it's own cloakroom.

The property is conveniently located 1.0 mile way from the local primary school and 1.0 miles away from Slough Town centre shops, amenities and train station giving transport links to London Paddington.

Viewing is highly recommended



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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.

- Semi detached Family Home
- 0.8 Miles to Slough Train Station
- Three Bedrooms
- GCH & DG
- Modern Fitted Kitchen
- Private Court Yard Garden
- Modern Bathroom
- EPC : B
- Off Street Parking
- Council Tax Band : C



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 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			
England & Wales	EU Directive 2002/91/EC		

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