



SIMMONS & SON



Crayle Street, Slough, SL2 2AE

£400,000 Freehold

TWO BEDROOM LINK DETACHED FAMILY HOME - POTENTIAL TO EXTEND STPP

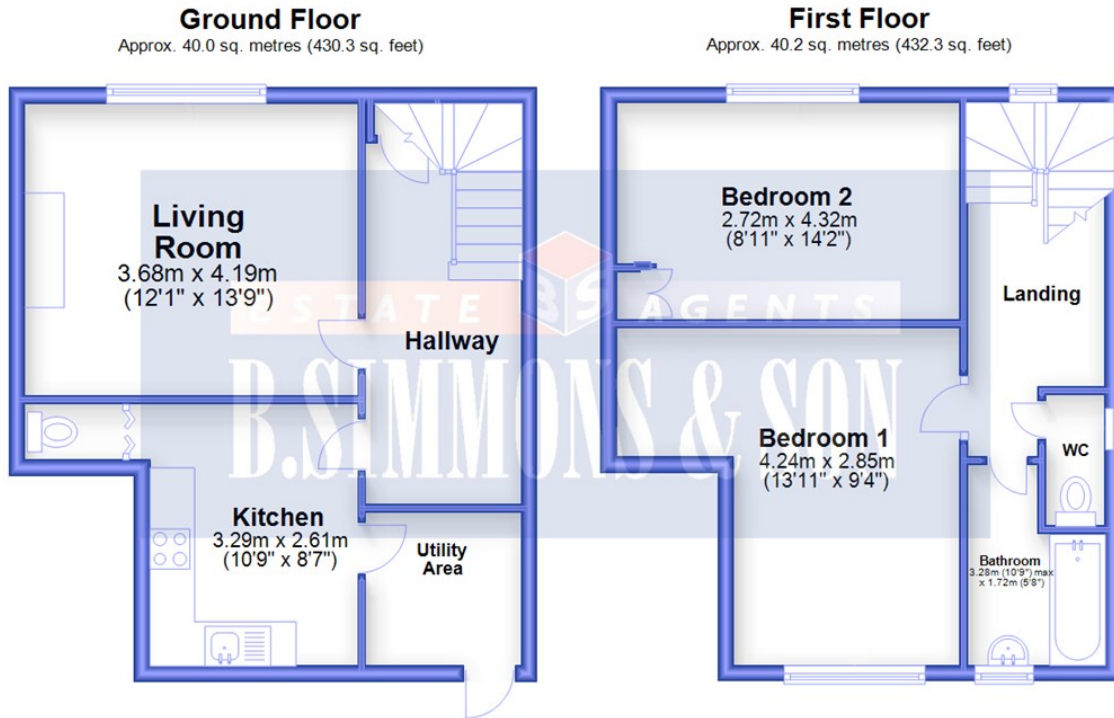
Two bedroom house that presents as a detached house. The house shares a wall at the rear, offering scope to extend to the side with a lovely sized and well maintained garden.

In addition the property has ample off street parking for up to 3/4 cars.

Conveniently located within walking distance to local schools and amenities this property benefits from a reception room, garden, utility room, downstairs wc and two double bedrooms and family bathroom on the first floor. Close to M4 & M40 Motorways.

Viewing highly recommended, perfect for families looking for homes with scope to extend.

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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.

- Two Double Bedrooms
- Large Garden
- Off Street Parking
- Scope to Extend
- Gas Central Heating
- Double Glazing
- Close to Local Schools
- Perfect For Families
- Council Tax - C
- EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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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