



SIMMONS & SON



Chalvey Road East, Slough, SL1 2LR

Asking Price £375,000 Freehold

TWO BEDROOM VICTORIAN DETACHED HOUSE CLOSE TO TOWN CENTRE & STATION

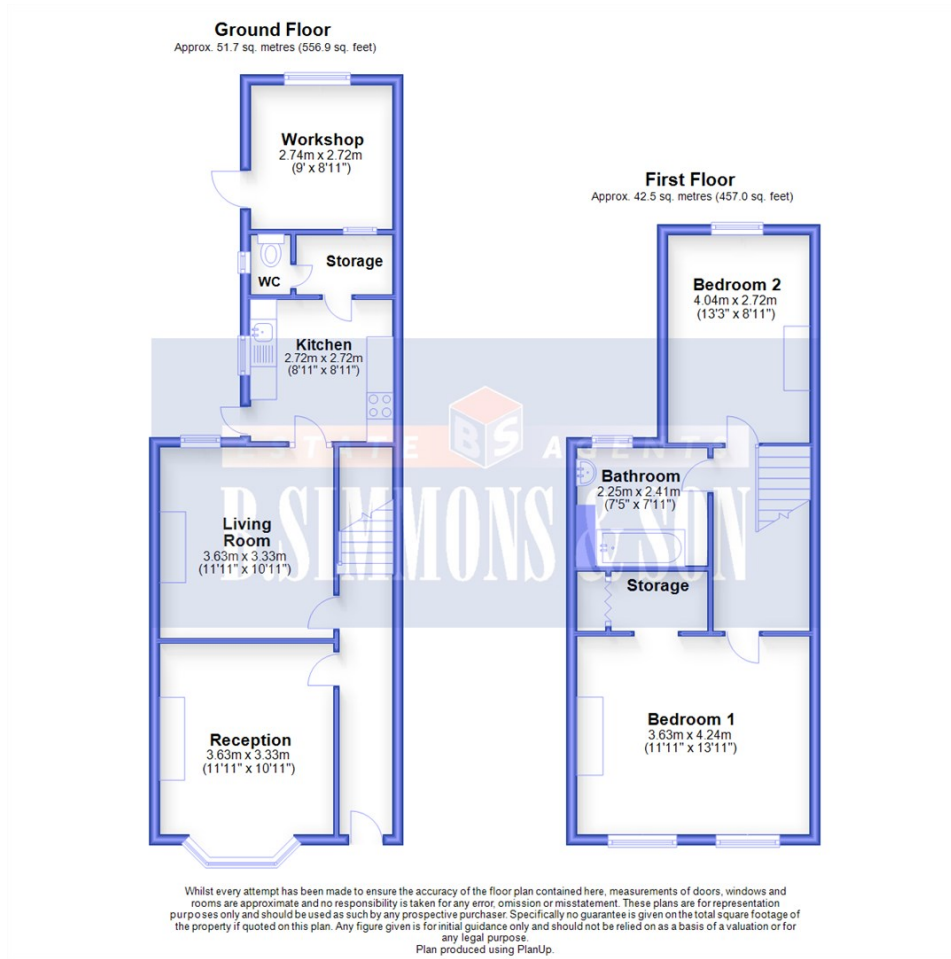
This property benefits from two reception rooms on the ground floor, a kitchen, wc, storage area and an a workshop that can be easily converted to suit your needs.

On the first floor there are two large double bedrooms and a family bathroom. The property requires modernization, however is ideally located close to local amenities, schools, town centre and just over one mile to Slough Train Station providing direct links into London via the Elizabeth Line.

Viewings highly recommended



Chalvey Road East, Slough, Berkshire, SL1 2LR



- Two Bedroom Detached House
- Requires Modernisation
- Two Reception Rooms
- Potential to Extend STPP
- Town Centre Location
- No Onward Chain
- Council Tax Band: D
- EPC: E
- Brand New Boiler
- £2023.42



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	
(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	
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Not environmentally friendly - higher CO ₂ 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.