



# SIMMONS & SON



**Maple Crescent, Slough, SL2 5LW**

**Asking Price £460,000 Freehold**

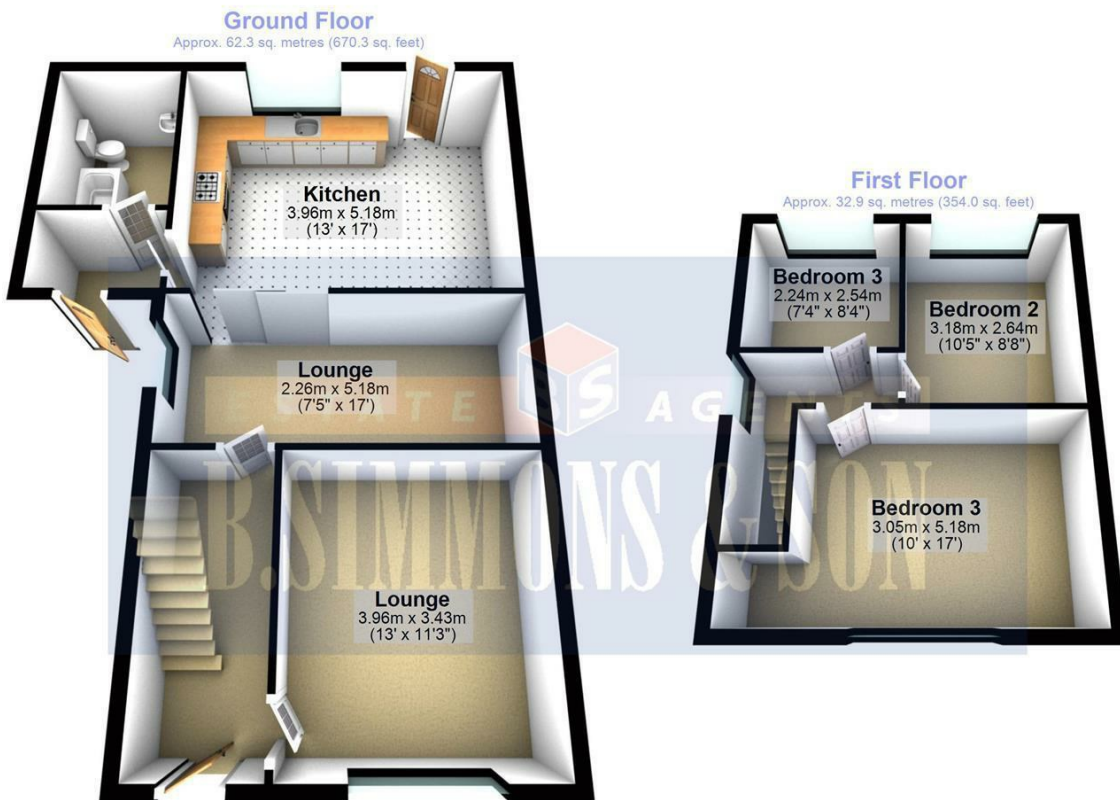
**EXTENDED SEMI DETACHED FAMILY HOME - NO ONWARD CHAIN**

Located in the sought after residential area of Upton Lea is this well presented three bedroom semi detached house. The property benefits from two reception rooms, spacious kitchen/diner, family bathroom, gas central heating, uPVC double glazing, private rear garden and expansive driveway.

Further benefits from potential to extend to the side (STPP). The property is situated close to Wexham Park Hospital, playing fields and a drive to the M40, M4 motorway junctions, Heathrow Airport and a short walk to Slough train station providing fast direct links to London via the Elizabeth Line. Ideal First Time Buy or Buy To Let.



# Maple Crescent, Slough, Berkshire, SL2 5LW



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 Family Home
- Semi Detached
- Double glazing
- Two reception rooms
- Driveway
- Gas central heating
- Extended
- Large Kitchen/Diner
- Council Tax Band: C £1798.59
- EPC- D



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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.