



# SIMMONS & SON



**Hungerford Avenue, Slough, SL2 1LL**

**Offers In Excess Of £400,000 Freehold**

**TWO BEDROOM SEMI-DETACHED HOUSE - NO ONWARDS CHAIN**

Two bedroom semi-detached house located in a popular residential area close to local shops, schools and transport links near Farnham Road. The property benefits from uPVC double glazing, gas central heating, fitted kitchen/ diner, two double bedrooms, upstairs bathroom, large rear garden, garage and off street parking for four vehicles. Viewing highly recommended.

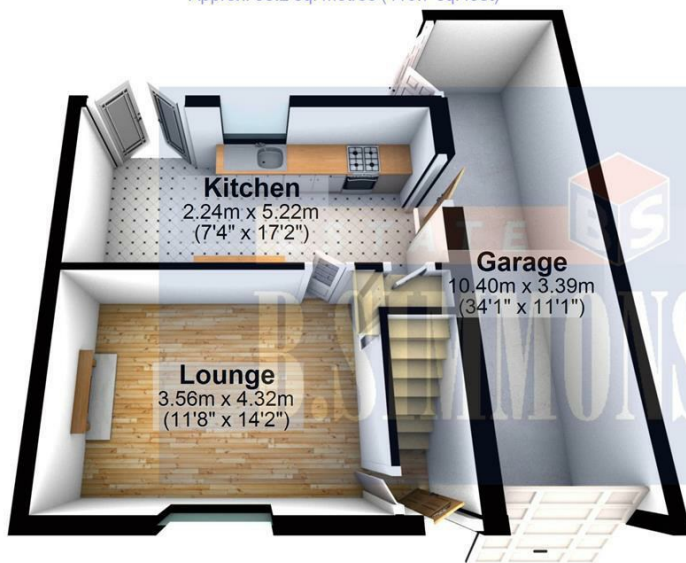


# Hungerford Avenue, Slough, SL2 1LL



## Ground Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



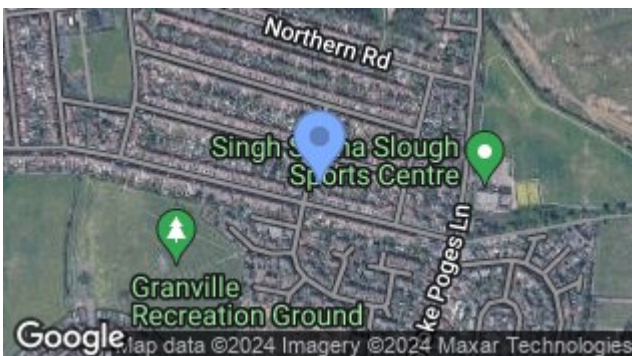
## First Floor

Approx. 28.3 sq. metres (304.1 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.

- No Onward Chain
- Two Double Bedrooms
- Off Street Parking
- Garage
- Scope to extend - STPP
- Close to Local Schools
- Close to Farnham Road
- Gas Central Heating & uPVC double glazing
- EPC:C
- Council Tax Band-C £1,542.65



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	85

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			
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.