



# SIMMONS & SON



**Aylesbury Crescent, Slough, SL1 3ER**

**Offers In Excess Of £450,000 Freehold**

**EXTENDED FOUR BEDROOM FAMILY HOME - NO ONWARD CHAIN**

Four bedroom extended terraced property, located in a popular area of Oatlands Drive. The property offers scope for further extension (STPP) and benefits from spacious main reception room, fitted kitchen, upstairs family bathroom, rear garden, off street parking and garage. The property is within walking distance to Slough town centre, local schools, amenities and Slough Train Station giving direct links to London Paddington.

Viewing highly recommended.



# Aylesbury Crescent, Slough, Berkshire, SL1 3ER



Total area: approx. 129.9 sq. metres (1398.4 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 PlanIt.

- Four Bedroom Family Home
- Off Street Parking & Garage
- GCH & DG
- Extended
- Close to Local Amenities & Schools
- Spacious Lounge
- Walk to Slough Town Centre
- No Onward Chain
- Council Tax Band : C
- EPC : D



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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	85
(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 Simmonds & 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 Simmonds & Son.