



SIMMONS & SON



Rowan Way, Slough, SL2 1EX

Asking Price £400,000 Freehold

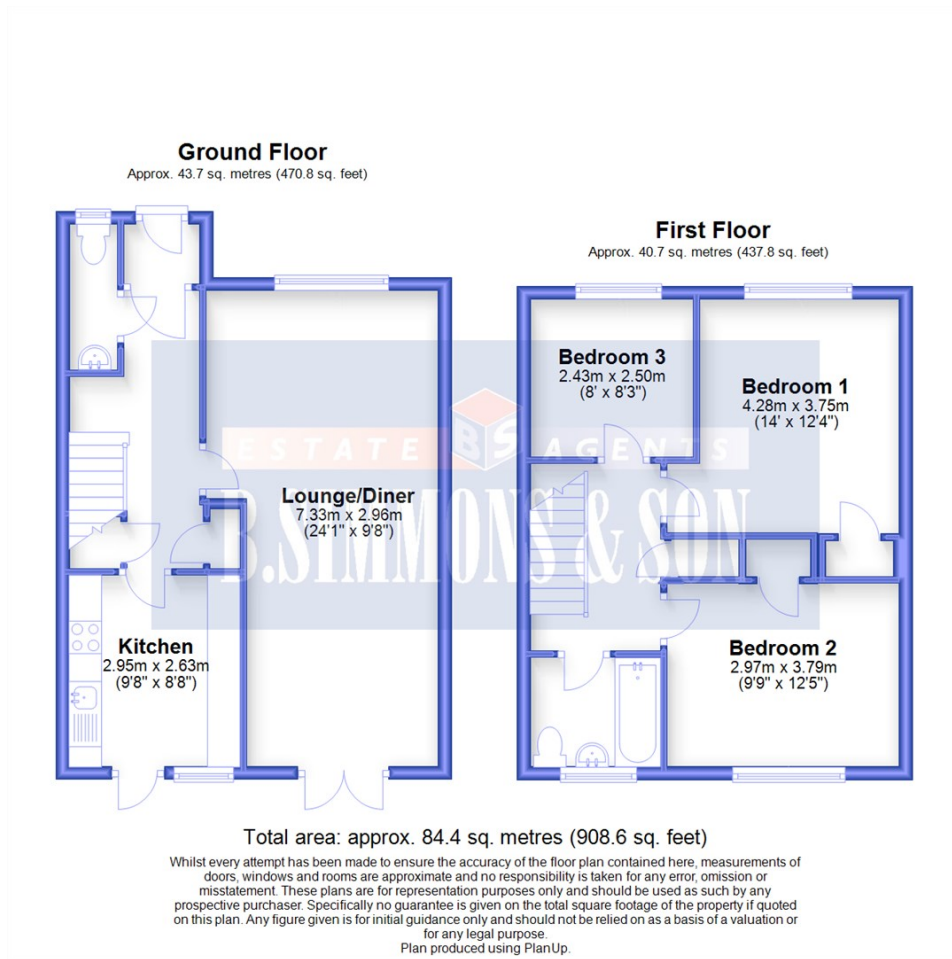
THREE BEDROOM FAMILY HOME - POTENTIAL TO EXTEND (STPP)

This three bedroom end of terrace family home is conveniently situated in a quiet residential area close to local schools and amenities of the Farnham Road with excellent transport links.

The property benefits from off street parking, side pedestrian access, downstairs cloakroom, spacious lounge/ diner, fitted kitchen, family bathroom, two double bedrooms with built in storage, single bedroom, gas central heating and double glazing. The property requires refurbishment.



Rowan Way, Slough, Berkshire, SL2 1EX



- Three Bedroom Family Home in Quiet Cul-De-Sac
- End of Terrace with Side Pedestrian Access
- Potential to Extend STPP
- Off Street Parking
- Spacious Lounge/ Diner
- Downstairs Cloakroom
- Ample Storage
- Close to Local Shops & Schools
- Council Tax Band : D
- EPC : D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
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

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.