



# SIMMONS & SON



**Thorndike, Slough, SL2 1SP**

**Offers In Excess Of £410,000 Freehold**

**MODERN TWO BEDROOM FAMILY HOME - GARAGE**

This two bedroom end terrace family home is well presented throughout and benefits from a large lounge, conservatory/diner, modern kitchen, two double bedrooms, shower room, modern downstairs w.c, double glazing, off street parking for two vehicles and private rear garden with brick built storage and access to garage. Conveniently located close to Slough Trading Estate, Burnham Train station with links to London Paddington, and the upcoming Elizabeth Cross Rail line and M4 & M40 motorway.

Viewing strongly recommended.

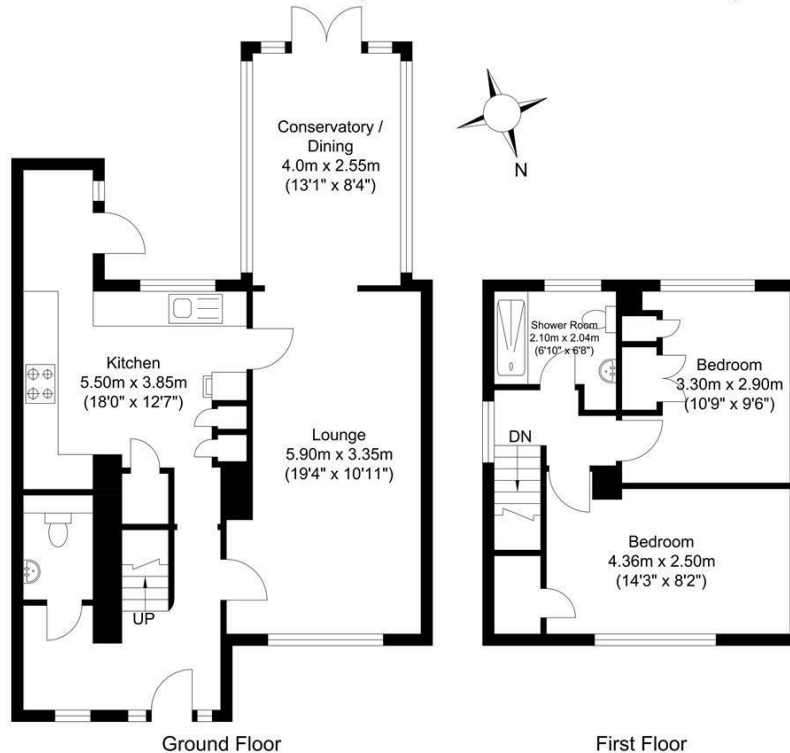




# Thorndike, Slough, Berkshire, SL2 1SP



Approx Gross Internal Floor Area : 87.93 sq m. (946.47 sq. ft.)  
 Garden Measurement - (14.40m x 6.80m = 47'2" x 22'3")



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 to responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice 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 valuation.

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- Two Bedroom End of Terrace Family Home
- Modern Fitted Kitchen
- Conservatory
- Downstairs Cloakroom
- Driveway Parking
- Double Glazing & Gas Central Heating
- Garage with Access Via Service Road
- Within Walking Distance of Local Shops & Amenities
- Council Tax Band : C
- 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 |  |                         |           |
| England & Wales                             |  | 56                      | 78        |
|   |  | 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 |  |                         |           |
| England & Wales   |  | 49                      | 73        |
|   |  | 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.