



SIMMONS & SON



Woodford Way, Slough, SL2 2DB

Offers In Excess Of £420,000 Freehold

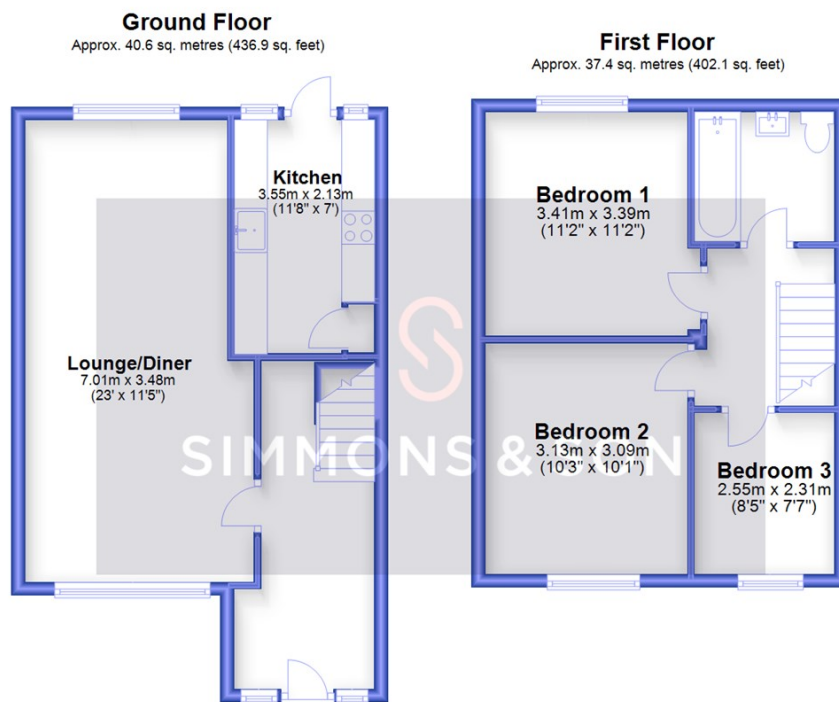
THREE BEDROOM MID TERRACE FAMILY HOME - IMMACULATE CONDITION THROUGHOUT

This three bedroom family home is conveniently located close to local primary & secondary schools and situated within a 5 minute drive of Burnham Train station offering access to the Elizabeth Line, also offering easy connections to the M40/M25 motorway network and a 20 minute drive to Heathrow Airport via M4.

The property is in immaculate condition and benefits from a spacious living/ dining area with electric fireplace, fitted kitchen, water softener, new boiler, private garden with decking area, stylish summer house and off street parking for two vehicles.



Woodford Way, Slough, Berkshire, SL2 2DB



Total area: approx. 77.9 sq. metres (839.0 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.

- Three Bedroom Family Home
- Fitted Kitchen & Bathroom
- GCH & DG
- Private Rear Garden With Access to Summer House
- Immaculately Presented Throughout
- Potential To Extend STPP
- Water Softener Installed
- Council Tax Band- C
- New Boiler
- EPC- C



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	

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.