



# SIMMONS & SON



**Hetherington Close, Slough, SL2 2HU**

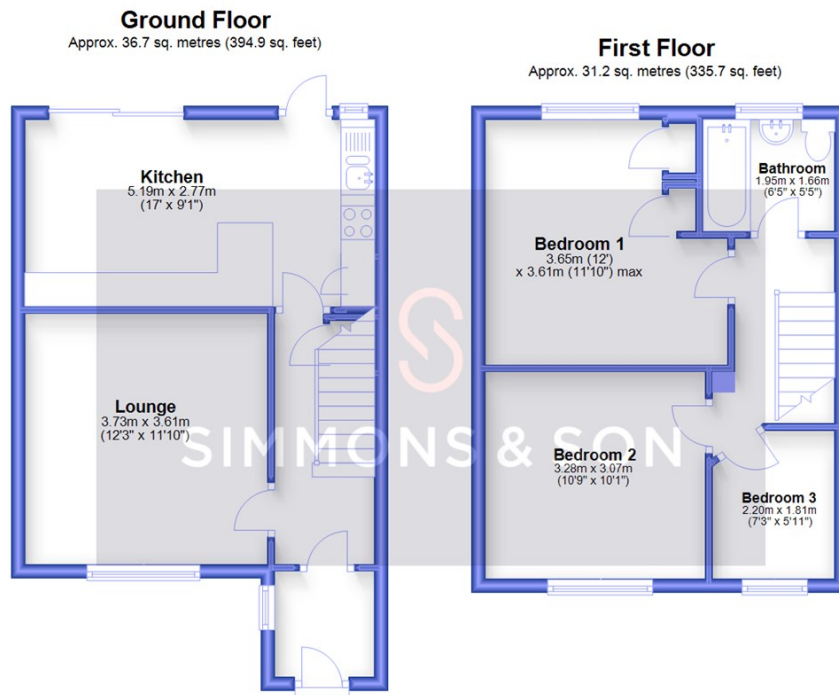
**Offers In Excess Of £450,000 Freehold**

**THREE BEDROOM END TERRACE FAMILY HOME - POTENTIAL TO EXTEND STPP**

Well presented three bedroom end of terrace home, located to the north of Slough, close to local schools and amenities. Benefits from fitted kitchen/ diner, lounge, modern family bathroom, gas central heating, double glazing, driveway parking and vast rear garden with potential to extend STPP. A short walk from open parkland and Burnham train station providing links to London via the Crossrail. This is an ideal buy to let or first purchase. An internal viewing is recommended.



# Hetherington Close, Slough, Berkshire, SL2 2HU



Total area: approx. 67.9 sq. metres (730.6 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 End Terrace Family Home
- Beautiful Rear Garden with Potential to Extend STPP
- Close to Local Schools
- Walking Distance to Burnham Train Station
- Driveway Parking
- Modern Fitted Bathroom with Shower
- Spacious Fitted Kitchen/ Diner
- Council Tax Band : C
- GCH & DG
- EPC : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.