



SIMMONS & SON

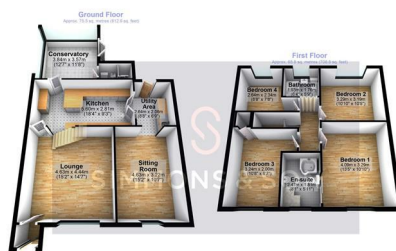


Pearl Gardens, Slough, SL1 2YT

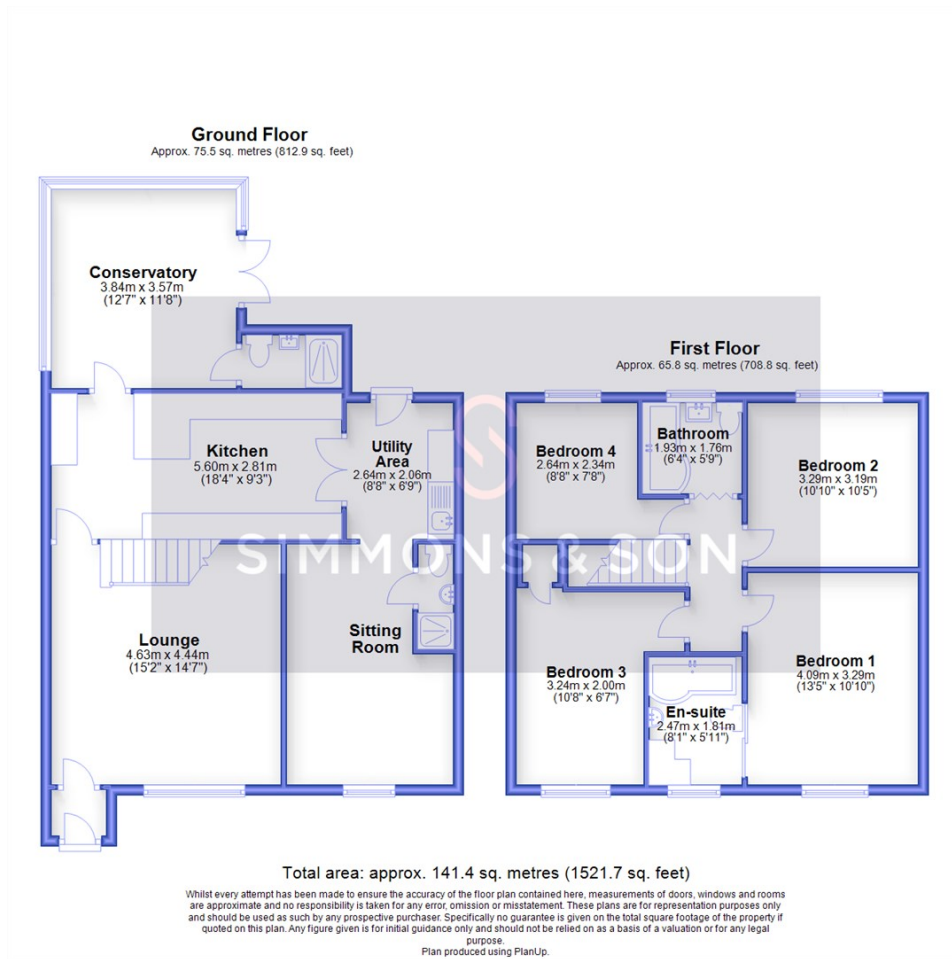
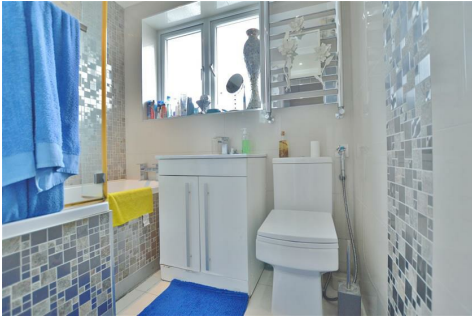
Offers In Excess Of £575,000 Freehold

FOUR BEDROOM SEMI DETACHED FAMILY HOME - EXTENDED

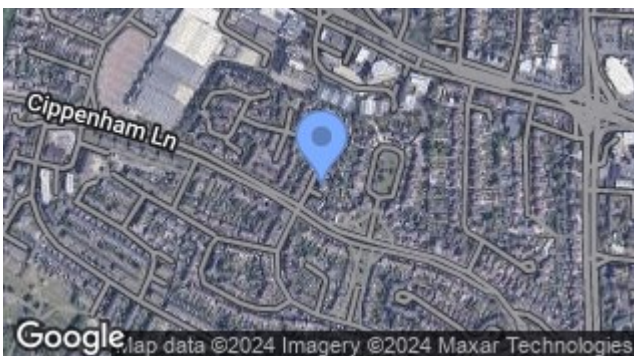
This four bedroom family home is conveniently situated in a quiet residential area close to local schools and amenities with excellent transport links. The property is well presented throughout and comprises spacious lounge/ diner, modern fitted kitchen, conservatory, downstairs shower room, sitting room with a further shower room, utility room, four bedrooms, master bedroom benefitting from en-suite and family bathroom. Benefits include side pedestrian access, driveway parking, well maintained rear garden, gas central heating and double glazing.



Pearl Gardens, Slough, Berkshire, SL1 2YT



- Four Bedroom Semi Detached House
- Double Storey Extension
- Driveway Parking
- Modern Fitted Kitchen
- GCH & DG
- Close to Local Amenities
- Downstairs Shower Rooms
- Master Bedroom with En-suite
- Council Tax Band : D
- EPC : C



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 70 |
| (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 | 83 |
| (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.