



# SIMMONS & SON



## Marunden Green, Slough, SL2 2DU

### Offers In Excess Of £380,000 Freehold

Welcome to this charming two-bedroom semi-detached house located in the desirable area of Marunden Green, Slough. As you step into this lovely property, you are greeted by a well-presented interior that is sure to make you feel right at home.

The house features a cosy reception room, perfect for relaxing with family or entertaining guests. With two bedrooms, there is ample space for a small family, a couple, or even a home office. The bathroom is conveniently located to serve both bedrooms, adding to the practicality of the layout.

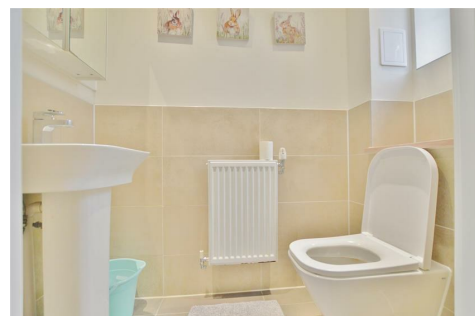
One of the standout features of this property is the parking space available for two vehicles, ensuring you never have to worry about finding a spot for your car after a long day. Additionally, being close to transport links, commuting will be a breeze for those working in the city or needing to travel frequently.

Families with young children will appreciate the proximity to primary schools, making the morning school run a quick and easy task. The neighbourhood is known for its friendly community vibe, providing a safe and welcoming environment for residents of all ages.

Don't miss out on the opportunity to make this delightful semi-detached house your new home. Book a viewing today and envision yourself living in this wonderful property in Marunden Green, Slough.



# Marunden Green, Slough, Berkshire, SL2 2DU



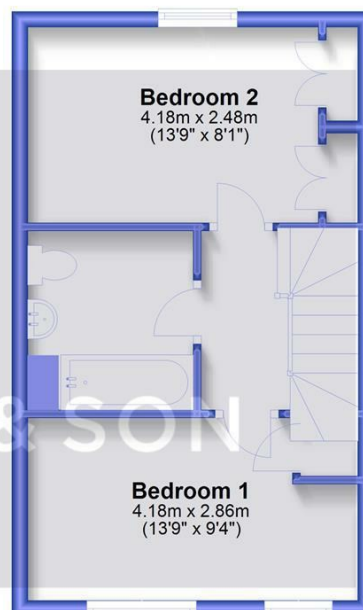
## Ground Floor

Approx. 23.9 sq. metres (257.3 sq. feet)



## First Floor

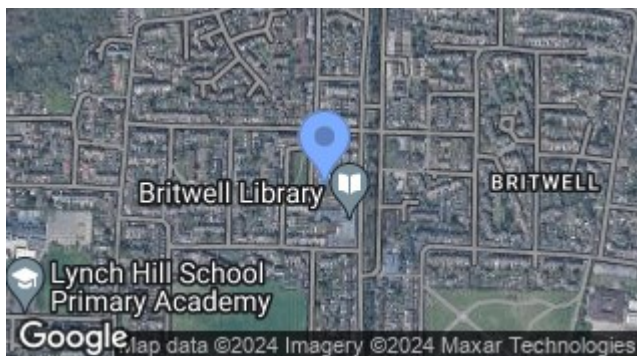
Approx. 30.4 sq. metres (327.0 sq. feet)



Total area: approx. 54.3 sq. metres (584.3 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.

- Two Double Bedroom Family Home
- Private Rear Garden
- Close to Local Amenities & Schools
- GCH & DG
- Within Walking Distance to Burnham Train Station
- Fitted Kitchen & Bathroom
- Off Street Parking
- Semi-Detached
- EPC- B
- Council Tax Band-C



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.