



# SIMMONS & SON



**Salt Hill Way, Slough, SL1 3TX**

**Offers In The Region Of £370,000 Freehold**

Welcome to this charming 3-bedroom mid-terraced house located on Salt Hill Way in the heart of Slough. This property boasts a cosy reception room, perfect for relaxing with family and friends. With 3 bedrooms, there's ample space for a growing family or those in need of a home office.

Situated close to the M4 motorway and the town centre, this home offers convenience for commuters and those who enjoy easy access to local amenities. The parking space for 1 vehicle ensures you'll never have to worry about finding a spot after a long day.

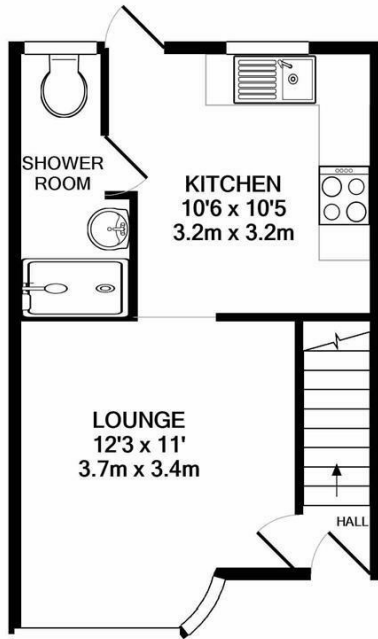
It presents a fantastic opportunity for those looking to add their personal touch and increase its value. Best of all, this home is chain-free, making the buying process smoother and quicker.

Don't miss out on the chance to own this mid-terraced house in a prime location. Book a viewing today and envision the potential this property holds for you and your family.

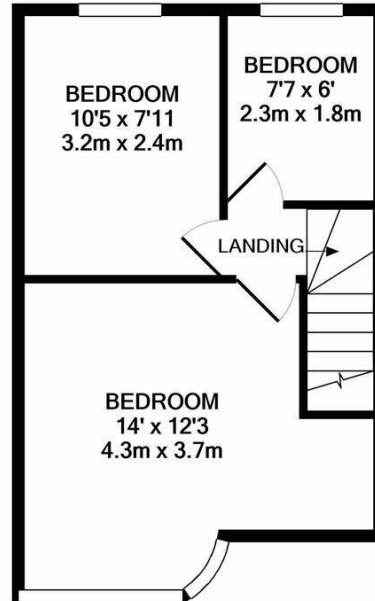




# Salt Hill Way, Slough, Berkshire, SL1 3TX



GROUND FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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- Three Bedroom Mid Terrace
- Potential To Extend STPP
- Drive Way Parking
- Mid Terrace
- Close to Town Centre
- Close to M4 Motorway
- Gas Central Heating
- No Onward Chain
- Council Tax Band - C
- EPC - D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	
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	92
(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	
65	
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.