



# SIMMONS & SON



## Boundary Drive, Slough, SL2 4FQ

### Offers In Excess Of £425,000 Freehold

Welcome to Boundary Drive, Wexham, Slough - a charming location for this delightful semi-detached family home. This property boasts a modern fitted kitchen and bathroom, making it a perfect blend of style and functionality.

As you step inside, you are greeted by a bright hallway with stairs leading to first floor, modern cloakroom, cosy reception room, ideal for relaxing or entertaining guests. With two double bedrooms upstairs, there is ample space for a small family or guests to stay over. The property also features a well-maintained bathroom, ensuring convenience for all residents.

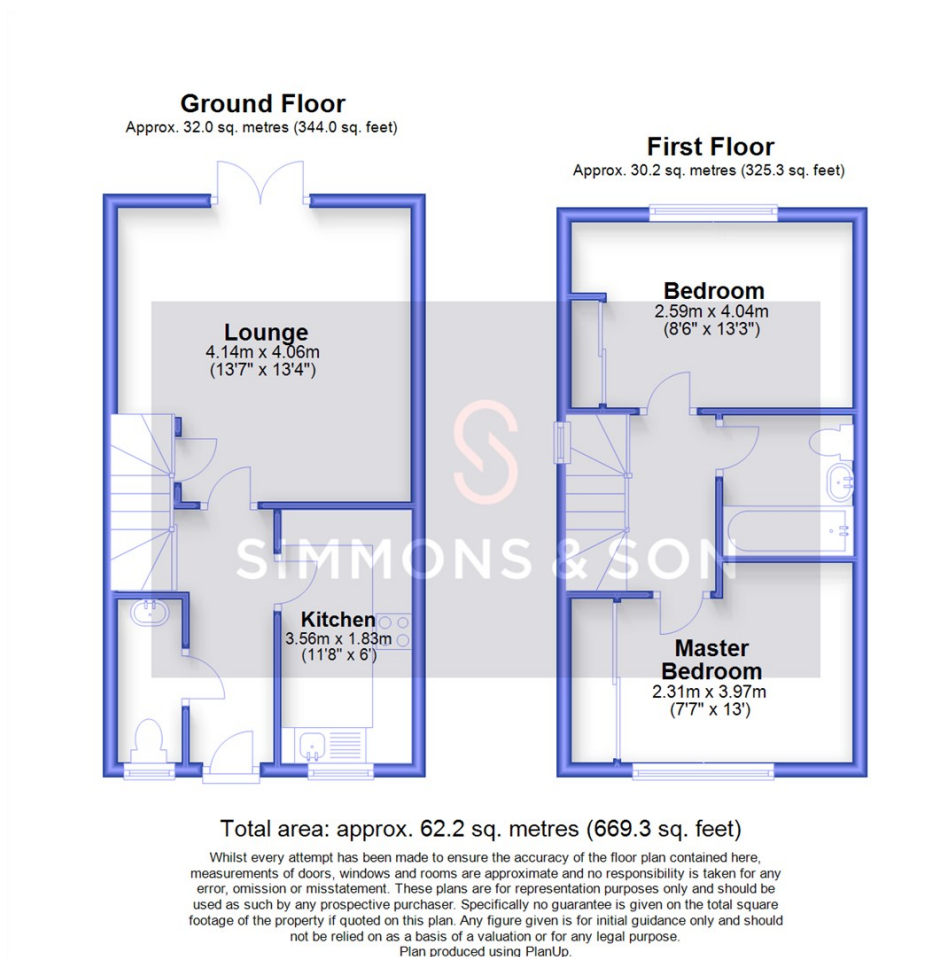
One of the highlights of this home is the enclosed rear garden with side pedestrian access, offering a private outdoor space to enjoy some fresh air or host a summer barbecue. Additionally, parking for two vehicles adds to the convenience of this property, making sure you never have to worry about finding a parking spot.

Situated close to local schools and amenities, this home provides easy access to everything you need for your daily life. Whether it's a quick grocery run or dropping off the kids at school, everything is just a stone's throw away.

Overall, this semi-detached family home on Boundary Drive is beautifully presented throughout, making it a fantastic opportunity for anyone looking for a comfortable and stylish living space in a convenient location.



# Boundary Drive, Wexham Slough, Berkshire, SL2 4FQ



- Two Bedroom Semi Detached Family Home
- Downstairs Cloakroom
- Off Street Parking
- Close to Local Schools & Amenities
- Enclosed Rear Garden with Side Pedestrian Access
- Security Alarm & CCTV
- Double Bedrooms with Integrated Wardrobes
- Council Tax Band : C
- Modern Fitted Kitchen with Integrated Appliances
- EPC : B



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>98</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>84</b>	
<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

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