



# SIMMONS & SON



**Waterbeach Road, Slough, SL1 3LB**

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

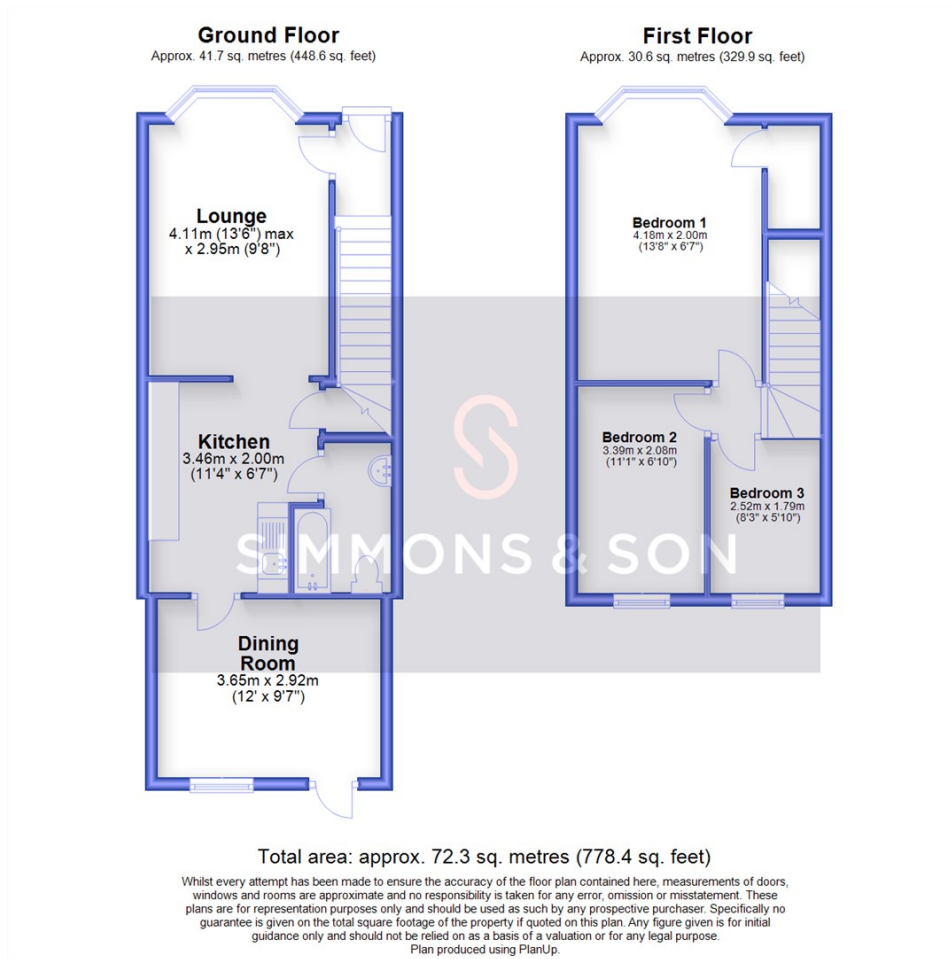
Presenting this delightful extended mid-terrace three-bedroom family home in the heart of Slough. This post-war property boasts two reception rooms, offering ample space for entertaining or relaxation.

The property features a well-appointed layout with three cosy bedrooms and a downstairs bathroom, providing comfortable living spaces for the whole family. The front and rear gardens offer a lovely outdoor retreat, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family.

Conveniently located within walking distance to Slough Town Centre, this home provides easy access to a variety of local schools and amenities, making it an ideal choice for families. Don't miss the chance to make this property your own and enjoy the best of what Slough has to offer.



# Waterbeach Road, Slough, Berkshire, SL1 3LB



- Three Bedroom Mid Terrace Family Home
- Extended
- Two Reception Rooms
- Downstairs Family Bathroom
- Front & Rear Gardens
- Within Walking Distance to Slough Town Centre
- Close to Local Schools & Amenities
- No Onward Chain
- Council Tax Band : C
- EPC : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
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.