



SIMMONS & SON



Farm Crescent, Slough, SL2 5TQ

Price £465,000 Freehold

Three Bedroom family home conveniently situated close to local schools & amenities. This property benefits from a spacious interior with one reception room, spacious kitchen, utility area, three cosy bedrooms, and family bathroom with separate w.c. Situated in the heart of Wexham, this house offers a warm and inviting atmosphere for you and your loved ones.

One of the standout features of this property is the parking and garage which can be accessed via a private road, making it an ideal choice for those seeking convenience in their daily lives and providing secure parking or additional storage space for your belongings.

The front of the house exudes curb appeal, offering a welcoming entrance to both residents and guests. With the potential to extend (subject to planning permission), this property allows you to tailor it to your specific needs and preferences, ensuring that it can grow and evolve with you over time.

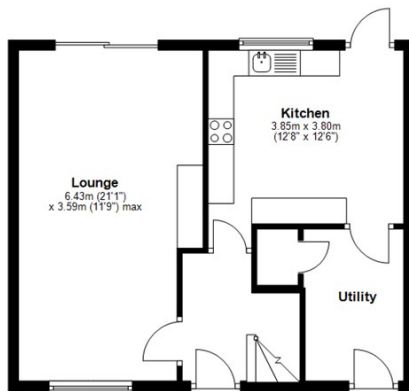
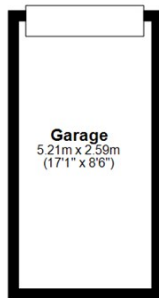
Don't miss out on the opportunity to make this house your home - schedule a viewing today and discover the endless possibilities that Farm Crescent has to offer.



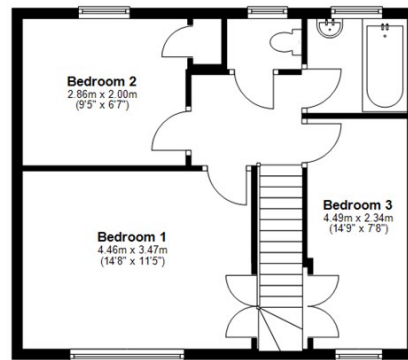
Farm Crescent, Slough, Berkshire, SL2 5TQ



Ground Floor



First Floor



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.

- Three Bedroom Family Home
- No Onward Chain
- Potential to Extend STPP
- Spacious Lounge
- Fitted Kitchen/ Diner with Utility Area
- Garage & Parking Accessed Via Private Road
- Close to Local Schools & Amenities
- Beautiful Rear Garden
- Council Tax Band : D
- EPC : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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.