



# SIMMONS & SON



## Gloucester Avenue, Slough, SL1 3AY

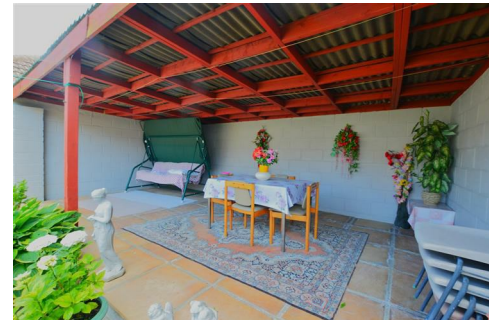
### Offers In Excess Of £500,000 Leasehold

Immaculate three bedroom semi detached family home situated in a sought-after area, this home is close to local grammar schools, making it an excellent choice for families with school-going children. Additionally, the property is being offered with no onward chain, streamlining the buying process for you.

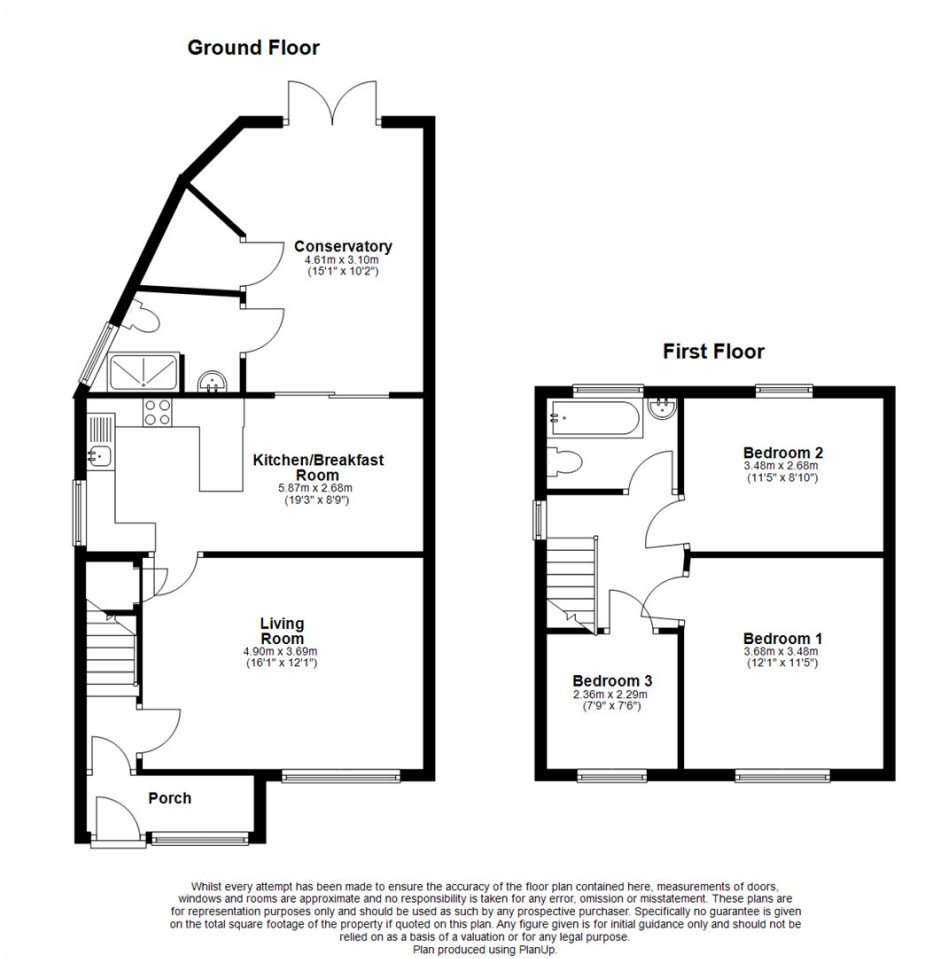
This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bathrooms, there will be no more morning rush-hour queues!

One of the highlights of this lovely home is the beautiful rear garden with side pedestrian access, ideal for enjoying a cup of tea on a sunny afternoon or for children to play in a safe environment. The property also features a garage and driveway parking, providing space for two vehicles, ensuring convenience for you and your family.

Don't miss out on the opportunity to own this delightful property in a desirable location. Book a viewing today and envision the life you could create in this wonderful family home.



# Gloucester Avenue, Slough, Berkshire, SL1 3AY



- Three Bedroom Semi Detached Family Home
- Close to Local Grammar Schools & Amenities
- Driveway Parking & Off Street Parking
- Two Reception Rooms
- Beautiful Rear Garden with Side Pedestrian Access
- Downstairs Shower Room & Upstairs Family Bathroom
- Leasehold : 901 Years Remaining
- Council Tax Band : D
- EPC : D



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			
<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		
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.