



# SIMMONS & SON



## Wavell Gardens, Slough, SL2 2EL

**£1,850 PCM**

Property located in the sought-after area of Wavell Gardens, Slough. This delightful house boasts four bedrooms, perfect for a growing family or those in need of extra space. The property features a cosy reception room, ideal for relaxing or entertaining guests.

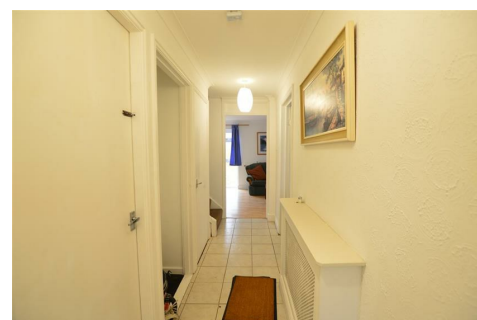
One of the highlights of this lovely home is the gas central heating, ensuring warmth and comfort during the colder months. Additionally, the double-glazed windows not only provide insulation but also help in reducing outside noise, creating a peaceful living environment.

Convenience is key with this property as it comes with a garage, offering secure parking or extra storage space. Situated close to local shops and amenities, everything you need is just a stone's throw away, making daily errands a breeze.

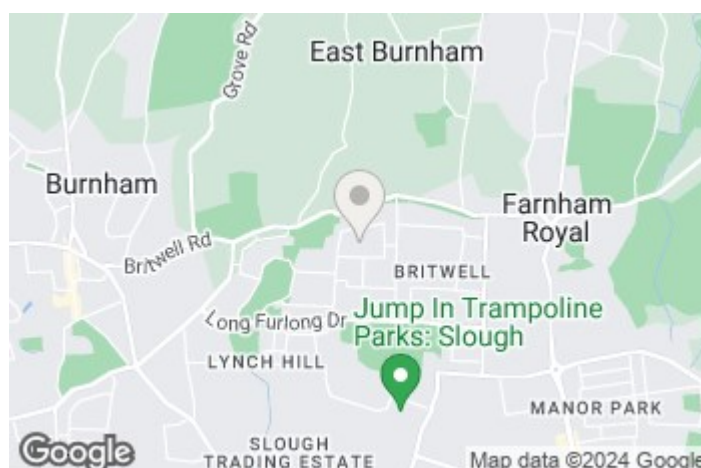
Don't miss out on the opportunity to make this house your home. Book a viewing today and experience the comfort and convenience that this property in Wavell Gardens has to offer.



# Wavell Gardens, Slough, Berkshire, SL2 2EL



- Four bedroom
- Gas central heated
- Council tax - Band - D -£2248.30
- Detached
- Available early August
- One weeks reservation deposit required - £426.92
- Double glazed
- EPC - D
- Five week deposit required - £2134



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (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   |  |                         | 68        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 55                      |           |
| (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.