



SIMMONS & SON



York Avenue, Slough, SL1 3HP

Offers In Excess Of £530,000 Freehold

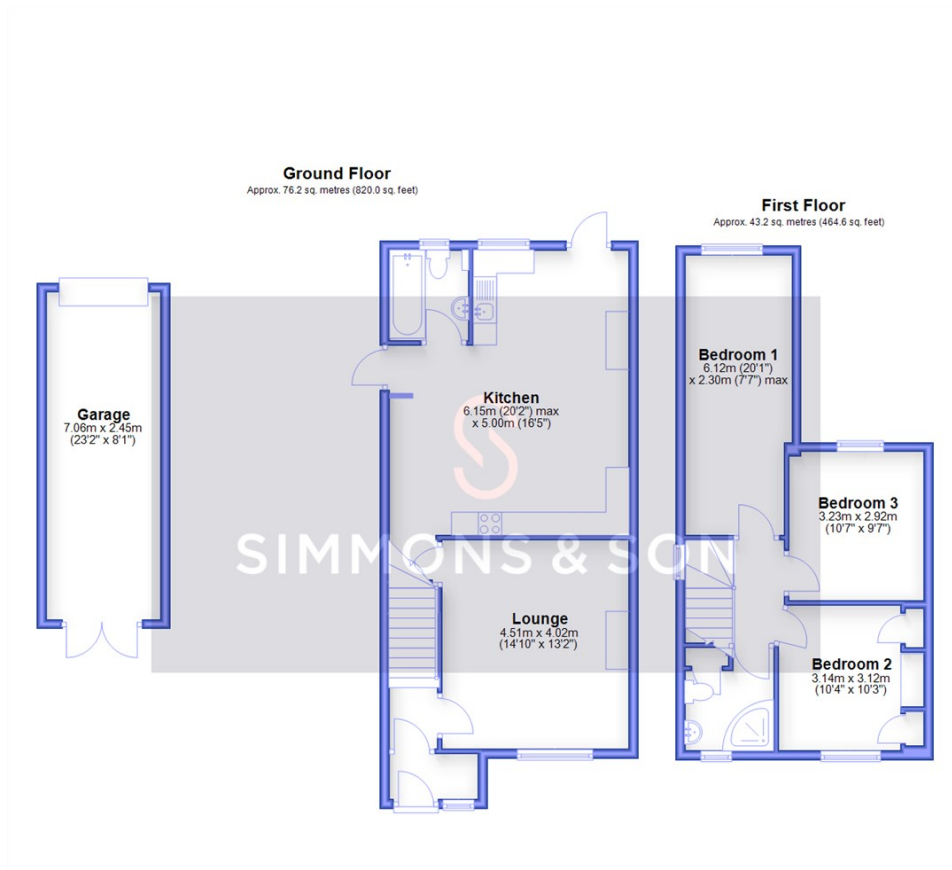
Welcome to York Avenue, Slough - a charming location for this extended three double bedroom semi-detached family home. This property boasts a spacious garage, perfect for parking or extra storage. With two bathrooms, mornings will be a breeze for the whole family.

Situated close to local schools, this home is ideal for families with children. The property is beautifully presented throughout, offering a warm and inviting atmosphere from the moment you step inside.

Don't miss the opportunity to make this house your home. With its convenient location and ample space, this property is sure to be a delightful place for you and your loved ones.



York Avenue, Slough, Berkshire, SL1 3HP



Total area: approx. 119.3 sq. metres (1284.6 sq. feet)

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 Double Bedroom Semi Detached Family Home
- One Shower Room Upstairs & Bathroom on Ground Floor
- Garage & Driveway Parking for Three Vehicles
- Beautifully Presented Throughout
- Conveniently Close to Local Amenities & Schools
- Spacious Kitchen/ Diner
- Situated in Popular Residential Road
- DG & GCH
- Council Tax Band : C
- 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.