



# SIMMONS & SON



**Henry Road, Slough, SL1 2QN**

**Price £415,000 Freehold**

Welcome to this three-bedroom semi-detached family home located on the desirable Henry Road in Slough. This property offers a fantastic opportunity for those looking to create their dream home as it boasts the potential to extend, subject to obtaining the necessary planning permissions.

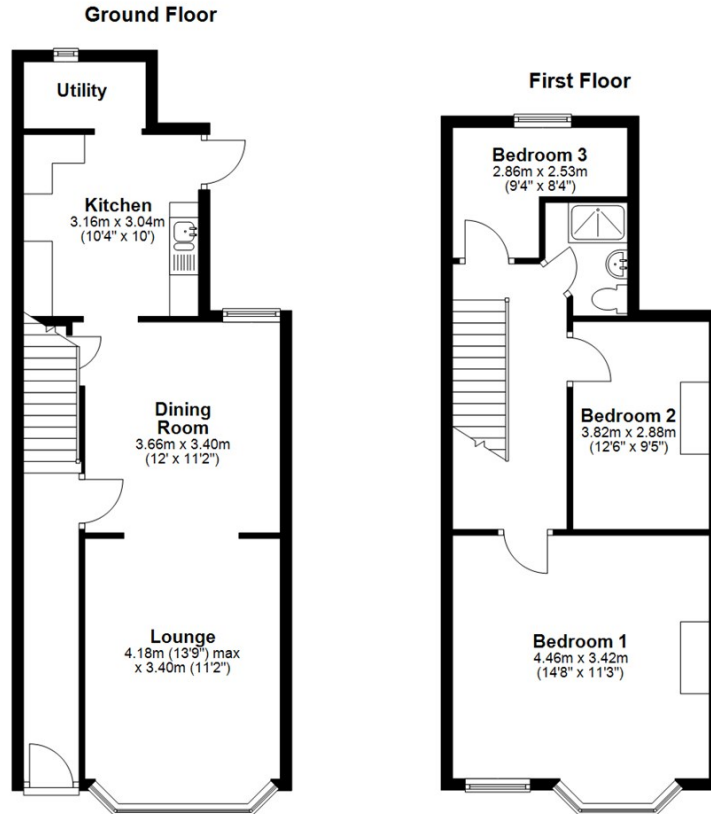
Although in need of refurbishment, this property presents a blank canvas for you to unleash your creativity and design a space that truly reflects your style and preferences. With three bedrooms, there is ample space for a growing family or for those who require extra room for a home office or guest bedrooms.

Situated in a sought-after area, this property benefits from being within walking distance to Slough Train Station and is conveniently located close to local amenities, schools, and transport links, making it an ideal choice for families or professionals alike.

Furthermore, the property comes with the added bonus of no onward chain, providing a smooth and hassle-free buying process. Don't miss out on this fantastic opportunity to transform this house into your perfect home. Contact us today to arrange a viewing and start envisioning the endless possibilities that this property has to offer.



# Henry Road, Slough, Berkshire, SL1 2QN



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 Semi Detached Family Home
- No Onward Chain
- Two Reception Rooms
- Potential To Extend STPP
- In Need of Modernisation
- Close to M4 Motorway
- Front & Rear Garden
- Within Walking Distance to Slough Train Station
- Council Tax Band : C
- EPC : TBC



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