



# SIMMONS & SON



## Wexham Street, Slough, SL3 6NY

### Offers In Excess Of £600,000 Freehold

Welcome to this well presented three-bedroom semi-detached family home located in the picturesque village of Stoke Poges, just a stone's throw away from Wexham Street in Slough.

Upon entering, you are greeted by a hallway leading to spacious reception room, perfect for entertaining guests or relaxing with your loved ones. The property boasts three well-appointed bedrooms, providing ample space for a growing family or those in need of a home office.

One of the highlights of this property is the three double bathrooms, the master bedroom also comes complete with an ensuite shower room, offering a touch of luxury and privacy.

For those with an eye for potential, this property offers the opportunity to extend, subject to obtaining the necessary planning permissions. Imagine creating your dream kitchen or adding a cosy sunroom to enjoy the beautiful views of the surrounding area.

Parking will never be an issue with the convenience of a driveway, providing secure off-road parking for your vehicles.

Situated in the sought-after Stoke Poges village, you'll enjoy a peaceful and friendly community while still being within easy reach of local amenities and transport links.

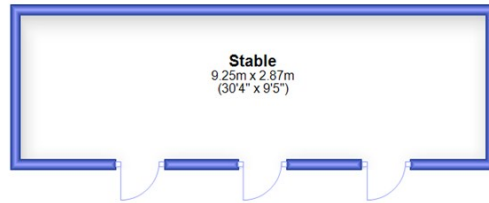
Don't miss out on the chance to make this lovely house your new home. Book a viewing today and start envisioning the possibilities that await you at this delightful property in Wexham Street.



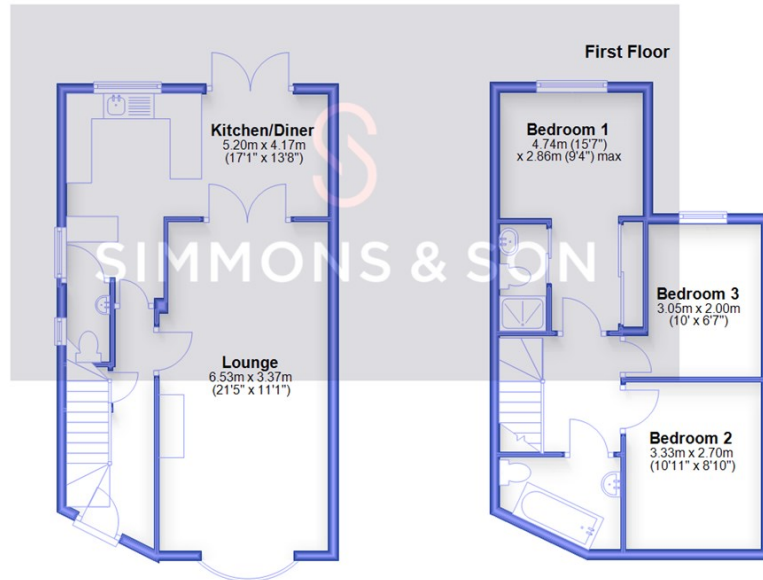
# Wexham Street, Wexham Slough, South Buckinghamshire, SL3 6NY



## 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 Double Bedroom Semi Detached Family Home
- Master Bedroom with Ensuite Shower Room
- Potential to Extend STPP
- Driveway Parking
- Situated in Stoke Poges Village
- Close to Local Schools & Amenities
- No Onward Purchase
- Stable Outbuilding
- Council Tax Band : E
- 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	76

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.