



# SIMMONS & SON



**Berryfield, Slough, SL2 5SB**

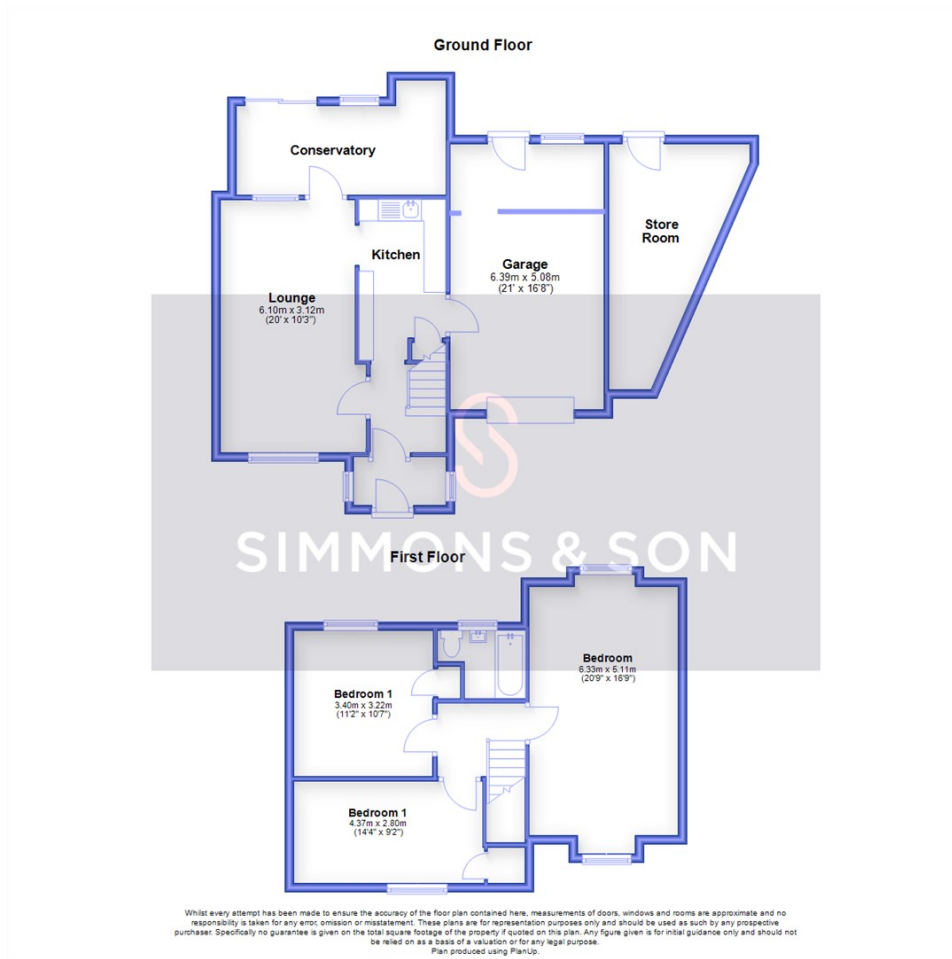
**Offers In Excess Of £600,000 Freehold**

**RENOVATION OPPORTUNITY - EXTENDED FAMILY HOME**

Extended end terrace house located in Wexham court estate. The property has been extended by the current owner however, still requires work to complete the project. This is a renovation opportunity currently in the 1st fix stage which comes with full Planning Permission. The property benefits from spacious lounge, kitchen/ utility room, potential three/ four bedrooms upstairs, ensuite, family bathroom, garage. Conveniently located within walking distance to local schools.



# Berryfield, Slough, Berkshire, SL2 5SB



- Extended Family Home
- Corner Plot
- Situated in Wexham
- Off Street Parking & Garage
- Refurbishment Required
- Potential Three/Four Bedrooms
- Full Planning Permission
- Renovation Opportunity
- Council Tax Band : C
- EPC : E



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			
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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.