



# SIMMONS & SON



## Kings Road, Slough, SL1 2PT

### Offers In Excess Of £650,000 Freehold

Welcome to this stunning semi-detached house located on Kings Road in the popular town of Slough. This property boasts six spacious bedrooms and an office, perfect for a growing family or those who love to entertain guests.

As you step inside, you'll be greeted by a hall way leading to a cosy lounge where you can unwind and relax, a modern kitchen that seamlessly flows into an open-plan living space with access to the rear garden where you have a patio and lawn area followed by magical woodland garden which is fenced off. In the garden you can also access the garage through small gated undercover area perfect for pets.

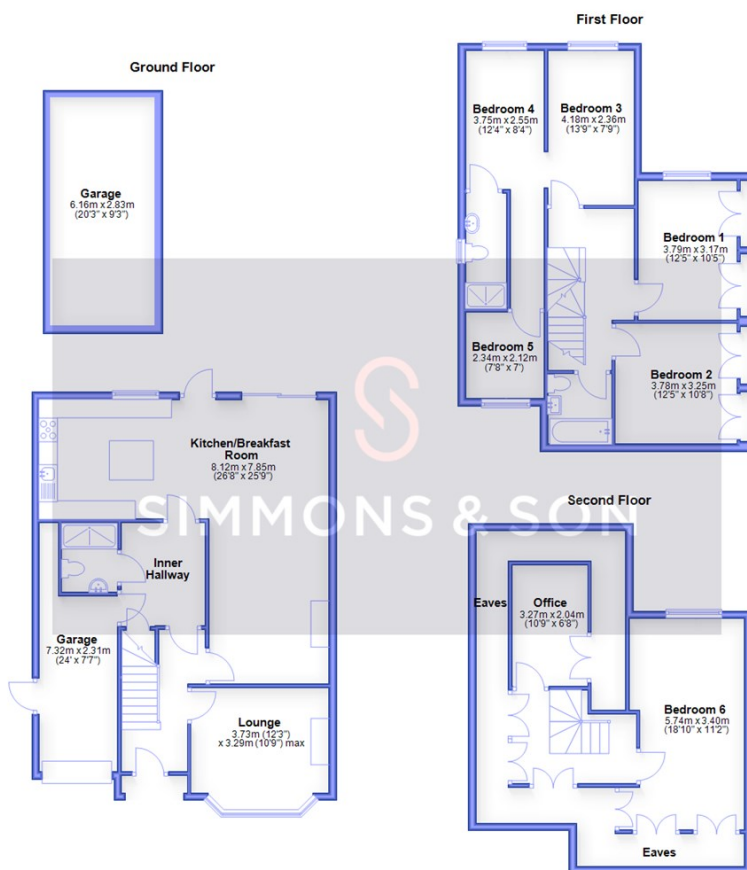
One of the standout features of this property is the off-street parking, providing convenience and peace of mind for you and your visitors whilst also boasting two garages. The house is in immaculate condition throughout, ensuring that you can move in hassle-free and start enjoying your new home from day one.

Located within walking distance to Eton & Windsor, you'll have easy access to a range of amenities, schools, and beautiful restaurants and bars, but also Slough train station which offers direct links to central London making this property not just a house, but a place where you can truly call home. Don't miss out on the opportunity to make this wonderful property your own.





# Kings Road, Slough, Berkshire, SL1 2PT



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 PlanIt.

- Semi Detached Family Home Boasting Six Bedrooms & Study
- Two Garages & Off Street Parking
- Open Plan Breakfast Room With Modern Kitchen & Separate Lounge
- Immaculate Condition throughout
- Situated Close to Slough Train Station & Within Walking Distance to Eton & Windsor
- Family Bathroom, Ensuite Shower Room & Downstairs Shower Room
- CCTV Security System
- Fantastic Storage Space
- 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 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.