



SIMMONS & SON



Monksfield Way, Slough, SL2 1QS

Offers In Excess Of £350,000 Freehold

THREE BEDROOM MID TERRACE FAMILY HOME - POTENTIAL TO EXTEND STPP

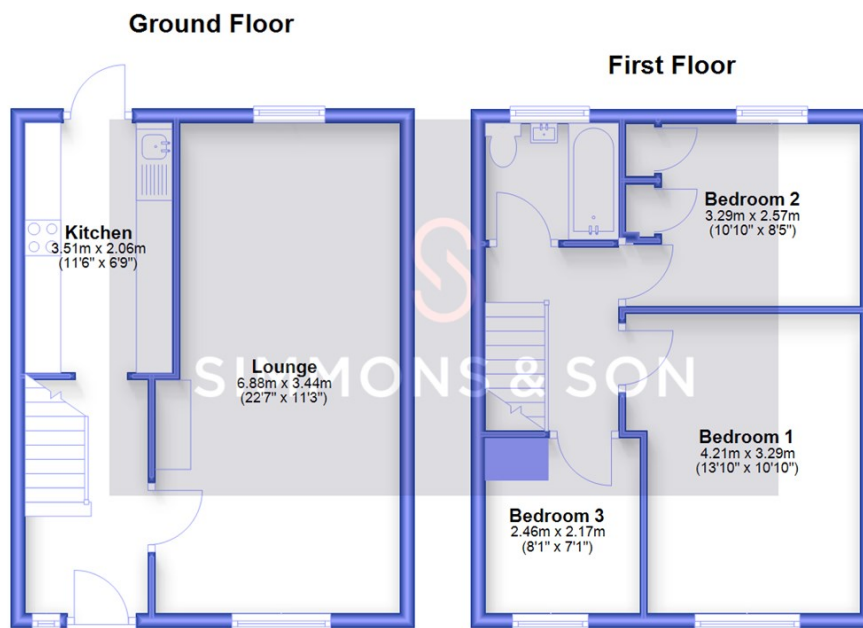
This three bedroom family home is conveniently situated a few steps from a family park and within walking distance to local schools, amenities and community centre. The property benefits from spacious lounge/ diner, fitted kitchen with access to the private rear garden, modern bathroom and three bedrooms as well as driveway parking.

Don't miss out on the chance to own this delightful family home with great potential.

Call us on 01753 575676 book a viewing today!



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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 Mid Terrace Family Home
- Within Walking Distance to Local Schools
- GCH & DG
- In Need of Modernisation
- Modern Fitted Bathroom with Shower
- Potential to Extend STPP
- Private Rear Garden & Off Street Parking
- Council Tax Band : C
- Situated Close to Local Park & Amenities
- EPC : TBC



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	

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.