



# SIMMONS & SON



## Hawthorne Crescent, Slough, SL1 3NQ

### Offers In Excess Of £465,000 Freehold

Welcome to Hawthorne Crescent, Slough - a charming property with great potential! This delightful house boasts 3 bedrooms, perfect for a growing family or those in need of extra space. The property features 1 reception room, ideal for entertaining guests or simply relaxing after a long day.

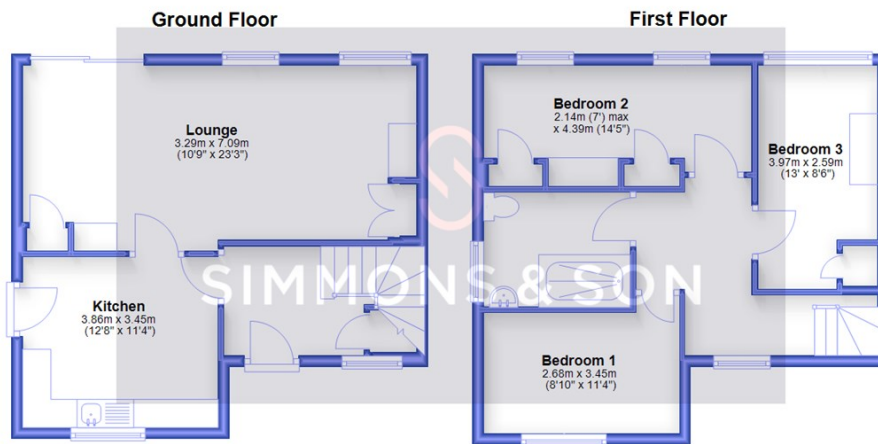
Although this house requires modernization, it presents a wonderful opportunity for you to put your own stamp on it and create the home of your dreams. The outbuilding offers additional space for storage or could be transformed into a home office or workshop.

One of the highlights of this property is the large rear garden, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. Imagine hosting summer barbecues or creating a tranquil oasis right in your backyard.

Don't miss out on the chance to own this 3-bedroom semi-detached house in a desirable location. With a bit of vision and creativity, this property could be transformed into the perfect home for you and your family. Contact us today to arrange a viewing and start envisioning the possibilities at Hawthorne Crescent!



# Hawthorne Crescent, Slough, Berkshire, SL1 3NQ



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.

- 3 Bedroom Semi-Detached Family Home
- Requires Modernisation
- No Onward Chain
- GCH & DG
- Potential To Extend - STPP
- Within Catchments of Local Grammar Schools
- Private Rear Garden with Access via Service Road
- Outbuilding
- EPC - TBC
- Council Tax Band - C



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.