



# SIMMONS & SON



## Southcroft, Slough, SL2 1HW

### Offers In Excess Of £585,000 Freehold

This three-bedroom semi-detached family home is conveniently located in the peaceful residential area of Southcroft, Slough. This property boasts a warm and inviting atmosphere with its two reception rooms, perfect for entertaining guests or relaxing with your loved ones.

The house features three bedrooms, ideal for a growing family or those in need of extra space. One of the standout features of this property is its potential to extend, subject to obtaining the necessary planning permissions. This offers the opportunity to tailor the space to your specific needs and create the home of your dreams.

Situated in a tranquil cul-de-sac, this home provides a quiet and safe environment for you and your family to enjoy. The driveway parking adds a touch of convenience, ensuring you always have a place to park your vehicles.

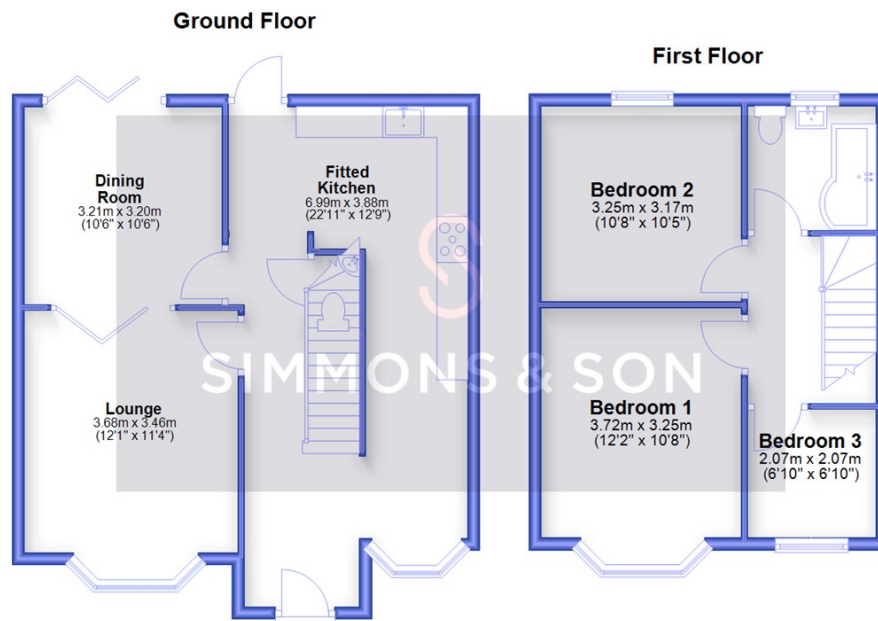
Furthermore, the property's proximity to local schools makes it an excellent choice for families with children, providing easy access to education facilities.

Don't miss out on the chance to own this lovely semi-detached house in Southcroft, offering both comfort and potential for a bright future.





# Southcroft, Slough, Berkshire, SL2 1HW



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 Semi Detached Family Home
- Driveway Parking
- Beautiful Garden with Potential to Extend STPP
- Two Reception Rooms
- Family Bathroom & Downstairs Cloakroom
- Quiet Residential Cul-De-Sac
- Close to Local Amenities and Schools
- Modern Fitted Kitchen
- Council Tax Band : D
- 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			
England & Wales		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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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