



**SIMMONS & SON**



**Lancaster Avenue, Slough, SL2 1AU**

**£2,000 PCM**

**STUNNING DETACHED FAMILY HOME - THE SHIRES**

This detached house is offered to the market in immaculate condition. The property benefits from driveway parking for two vehicles, gas central heating, double glazing, modern kitchen, downstairs cloakroom, family bathroom, three bedrooms, spacious open living area with pitched skylight and French doors leading to well presented rear garden with turfed lawn and dual pedestrian side accesses.

The property is conveniently located 0.2 miles from the local primary school and 0.5 miles away from local shops and amenities giving transport links to Slough town centre.

Viewing highly recommended to appreciate the family home offered.



# Lancaster Avenue, Slough, Berkshire, SL2 1AU



- Three Bedroom Detached House
  - Newley refurbished
  - EPC: B
- Private Rear Garden
- Close to Local Schools & Amenities
- Council Tax : D £2182.28
- Driveway Parking for Two Vehicles
  - Available Mid October.
  - One week reservation deposit required £461.53
- Five week deposit required - £2,307



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	<b>82</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	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
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(81-91) <b>B</b>	
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