



SIMMONS & SON



Rochfords Gardens, Slough, SL2 5XF

Offers In Excess Of £450,000 Freehold

Welcome to this three/four-bedroom semi-detached house located in the post-war era town of Slough. This property boasts a spacious interior, perfect for a growing family or those looking for extra space.

As you step inside, you'll be greeted by a warm and inviting atmosphere, ideal for creating lasting memories with your loved ones. The three bedrooms offer ample space for relaxation and privacy, ensuring everyone in the family has their own sanctuary.

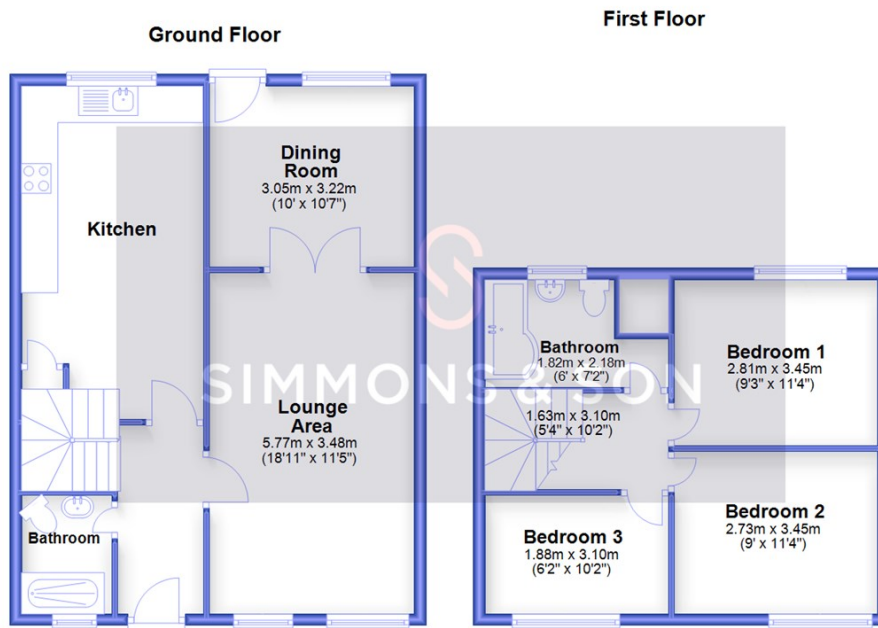
One of the standout features of this property is the extension that has been added, providing even more room for entertaining guests or simply enjoying day-to-day living. The garage with power is a practical addition, offering convenience and storage space for your vehicles or tools.

Situated close to the town center, this home offers easy access to a variety of amenities, including shops, restaurants, and entertainment options. Whether you're a first-time buyer or looking to upgrade to a larger space, this property is sure to meet your needs.

Don't miss out on the opportunity to make this house your home. Book a viewing today and discover the endless possibilities that this property has to offer.

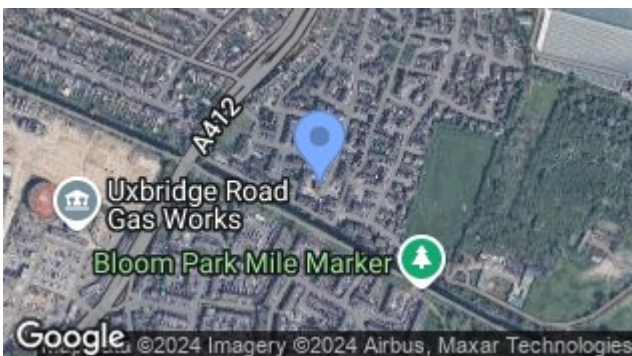


Rochfords Gardens, Slough, Berkshire, SL2 5XF



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
- GCH & DG
- Spacious Lounge / Diner
- Within Walking Distance to Slough Town Centre
- Garage
- Private Rear Garden
- No Onward Chain
- Quiet Residential Area
- Council Tax Band-D
- 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		1	1
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		1	1
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.