



SIMMONS & SON



Berryfield, Slough, SL2 5SA

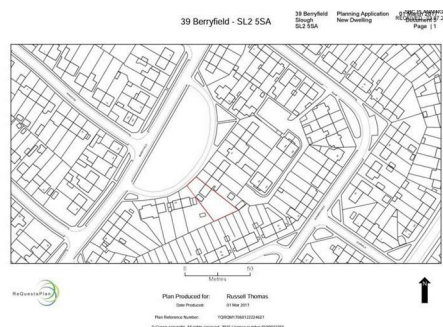
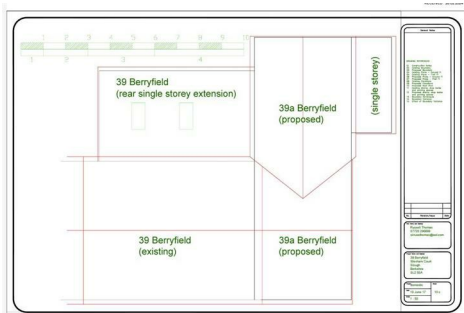
Offers In Excess Of £575,000 Freehold

THREE BEDROOM END OF TERRACE HOUSE - PLANNING PERMISSION GRANTED

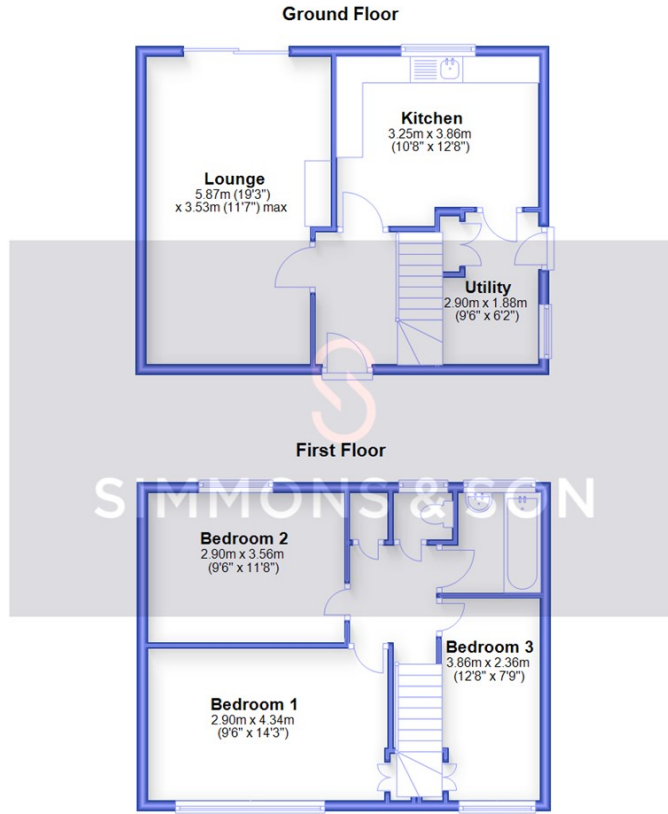
This three bedroom family home situated in a quiet residential road in Wexham is being sold with planning permission granted for construction of a three bedroom terrace dwelling with parking.

For the plans, decision notice & further details go to www.sbcplanning.co.uk using Reference: P/16915/002.

The property comprises of spacious lounge, kitchen/ diner with separate utility room, three bedrooms, family bathroom, rear garden, garage and off street parking. Planning permission also granted to extend single storey rear extension to current property.



Berryfield, Wexham Slough, Berkshire, SL2 5SA



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.

- Development Opportunity
- Planning Permission Granted to Construct a Three Bedroom Dwelling
- Three Bedroom Family Home
- Driveway Parking & Garage
- Situated Close to Local Schools
- Well Presented Throughout
- Potential to Extend Current Property
- Council Tax Band - D
- EPC - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			70
(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.