



SIMMONS & SON



Essex Avenue, Slough, SL2 1DR

Offers In Excess Of £400,000 Freehold

THREE BEDROOM SEMI DETACHED HOUSE WITH SCOPE (STPP) - NO ONWARD CHAIN

Three bedroom semi detached house located in a popular residential area within walking distance of Farnham Road shops and amenities as well as local grammar schools.

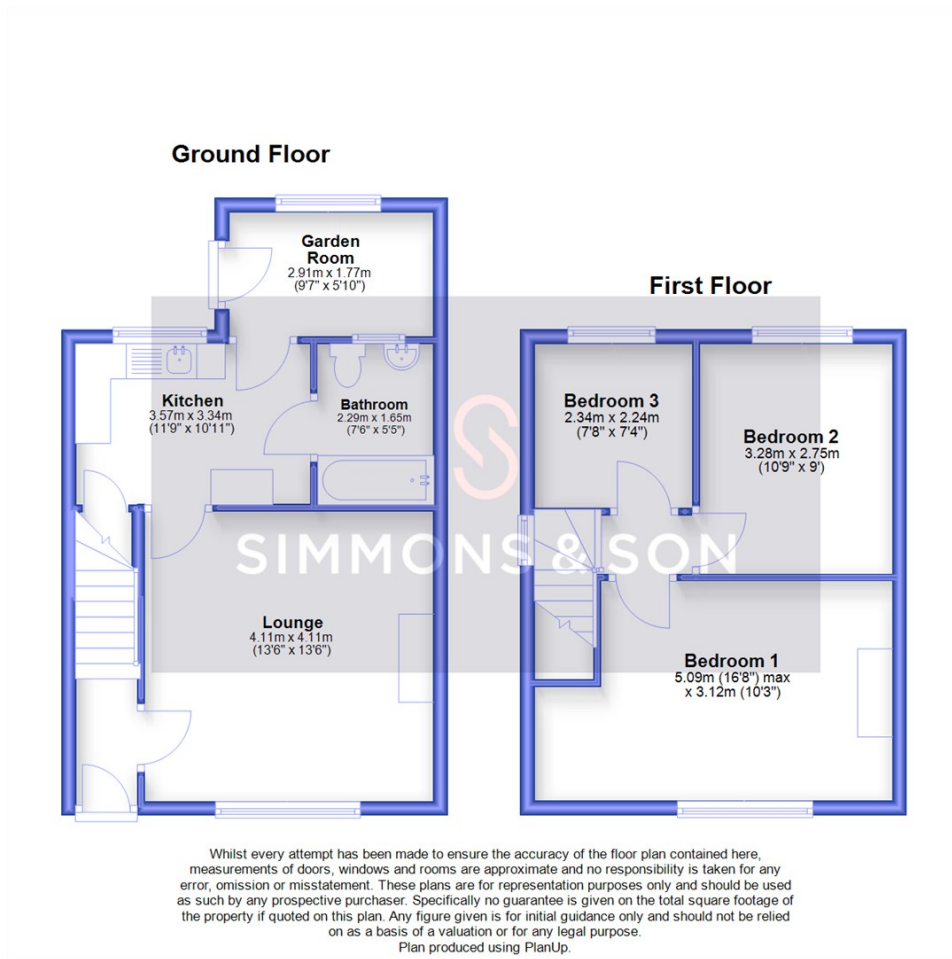
This fantastic property with off road parking for two vehicles comprises a spacious lounge, fitted kitchen, downstairs three piece family bathroom and a rear extended porch.

Upstairs you will find a large master bedroom, double bedroom and a single bedroom.

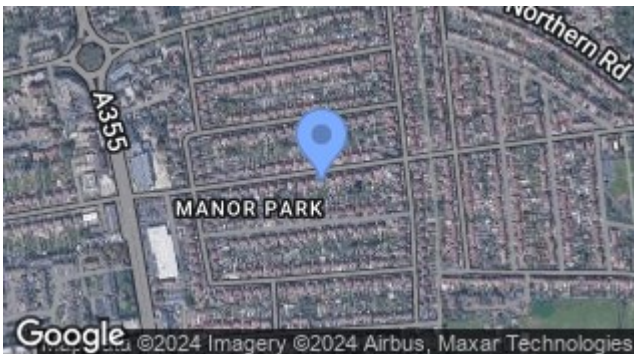
The property benefits from double glazing, gas central heating and a beautiful sized garden with potential to extend STPP. Viewing highly recommended.



Essex Avenue, Slough, Berkshire, SL2 1DR



- Three Bedroom Semi detached Family Home
- No Onward Chain
- Potential To Extend STPP
- Off Street Parking
- Close to Local Schools & Amenities
- 70ft Rear Garden With Side Pedestrian Access
- GCH & DG
- In Need Of Modernisation
- EPC : D
- Council Tax Band : C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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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.