



# SIMMONS & SON



## Beaumont Road, Slough, SL2 1NQ

### Offers In Excess Of £475,000 Freehold

This delightful three-bedroom end terrace family home is a true gem waiting to be discovered. Boasting a spacious layout, this property offers the perfect canvas for you to create your dream living space.

With the potential to extend, subject to obtaining the necessary planning permissions, the possibilities are endless. Imagine adding your personal touch to this already lovely home, creating even more space for your family to enjoy.

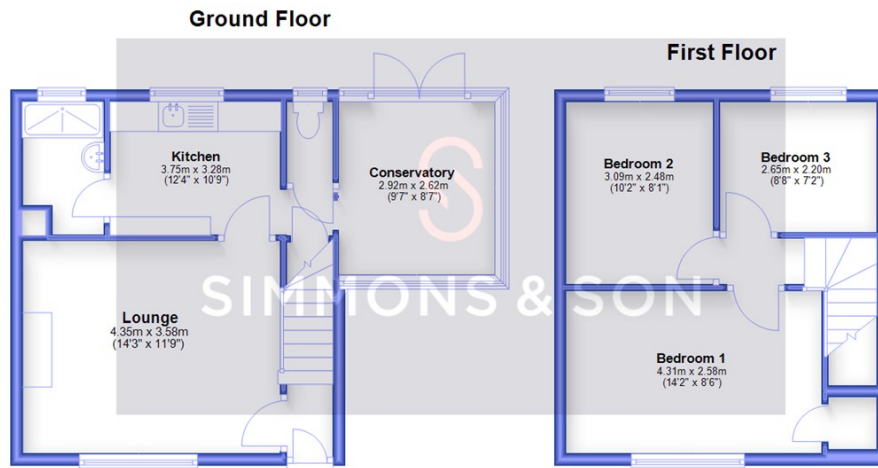
One of the standout features of this property is the double garage, providing ample space for parking or additional storage. Say goodbye to the hassle of finding parking on the street - your own private garage awaits.

Conveniently located close to local schools, this home is ideal for families with children. Enjoy the ease of dropping off and picking up your little ones without the stress of a long commute.

Don't miss out on this fantastic opportunity to own this family home and book your viewing today.

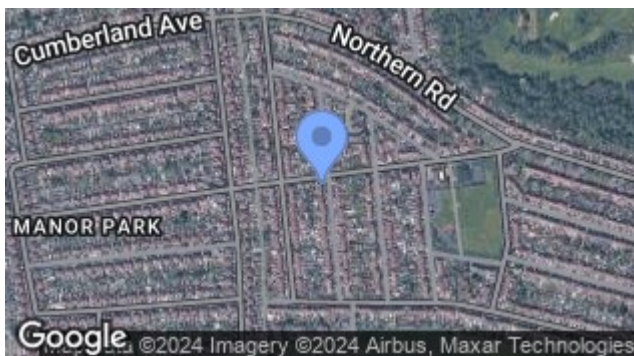


# Beaumont Road, Slough, Berkshire, SL2 1NQ



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 End Terrace Family Home
- Potential to extend STPP
- Double Garage
- Conservatory
- Downstairs Shower Room
- Close to Local Schools & Amenities
- Well Presented Throughout
- Front & Rear Gardens
- Council Tax Band : C
- EPC : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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