



# SIMMONS & SON



## Knolton Way, Slough, SL2 5SP

### Guide Price £450,000 Freehold

Three-bedroom family home located on Knolton Way. This mid-terrace house boasts a warm and inviting atmosphere, perfect for creating lasting memories with your loved ones.

This property benefits from a spacious interior with one reception room, spacious kitchen, utility area, two large double bedrooms and one large single bedroom, and family bathroom with separate w.c. Situated in the heart of Wexham, this house offers a warm and inviting atmosphere for you and your loved ones.

One of the highlights of this property is the driveway parking, providing convenience and ease for you and your visitors. Imagine coming home after a busy day and not having to worry about finding a parking spot!

Situated close to local amenities and schools, this home offers both convenience and a sense of community. Whether you need to run errands or take your children to school, everything is within easy reach.

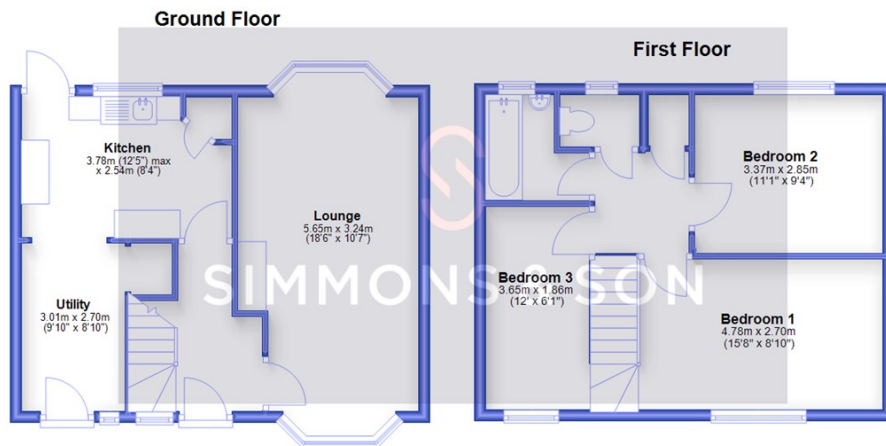
Furthermore, the property presents an exciting opportunity for extension (subject to planning permission), allowing you to tailor the space to suit your needs and preferences.

Don't miss out on the opportunity to make this house your home - schedule a viewing today!



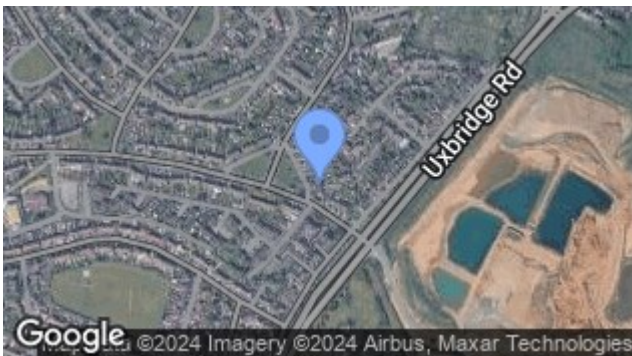


# Knolton Way, Wexham Slough, Berkshire, SL2 5SP



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 Family Home
- Spacious Lounge
- Great Catchment Area For Schools
- Potential to Extend STPP
- Fitted Kitchen/ Diner with Utility Area
- Driveway Parking
- No Onward Chain
- Easy Access To Motorway, Heathrow airport & Slough Trading Estate
- Council Tax Band: D
- EPC : D



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			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>85</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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