



# SIMMONS & SON



**Shaggy Calf Lane, Slough, SL2 5HH**

**Guide Price £575,000 Freehold**

**FOUR BEDROOM SEMI DETACHED FAMILY HOME - NO ONWARD CHAIN**

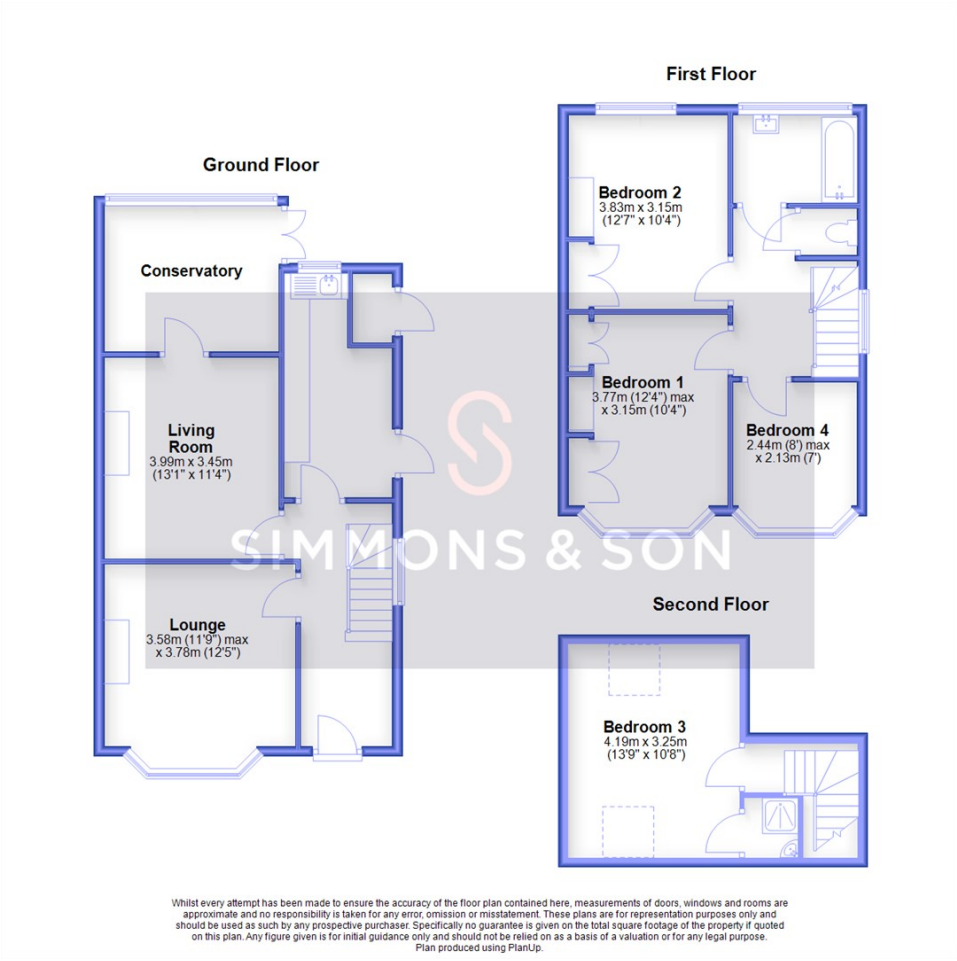
This four bedroom semi detached house is conveniently situated in the sought after road Shaggy Calf Lane within walking distance to Slough train station providing links to central London and close to local schools and amenities.

The property comprises two reception rooms, conservatory, kitchen, family bathroom, four bedrooms, one ensuite shower room, front and rear garden with potential to extend and driveway parking.





Shaggy Calf Lane, Slough, Berkshire, SL2 5HH



- Four Bedroom Semi Detached Family Home
- Conservatory
- Off Street Parking
- No Onward Chain
- Potential to Extend STPP
- Within Walking Distance to Slough Train Station
- Close to Local Schools & Amenities
- Council Tax Band : E
- Two Reception Rooms & Amenities
- 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 |         |           |
| England & Wales                             |         |           |
| 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) 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 |         |           |
| 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.