



# SIMMONS & SON



**Marescroft Road, Slough, SL2 2LN**

**Offers In Excess Of £400,000 Freehold**

Nestled in Marescroft Road in Slough, this well-presented three-bedroom mid-terrace family home offers a delightful blend of comfort and convenience. The property boasts a spacious reception room that serves as the heart of the home, perfect for family gatherings or entertaining guests.

Constructed in 1960, this residence has been thoughtfully maintained, ensuring a welcoming atmosphere throughout. The three generously sized bedrooms provide ample space for family living, while the well-appointed layout allows for easy movement and functionality.

One of the standout features of this property is the lovely front and rear gardens, offering a serene outdoor space for relaxation or play. Whether you wish to enjoy a morning coffee in the sun or host a summer barbecue, these gardens provide the ideal setting.

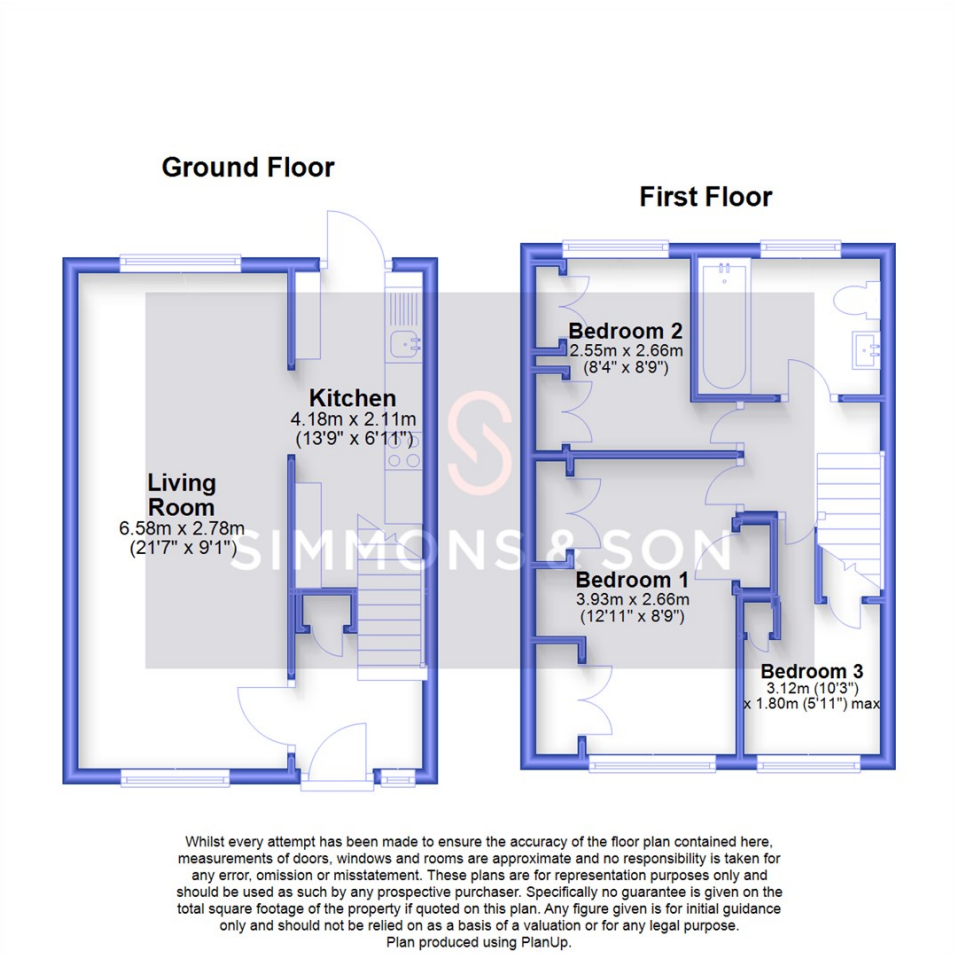
Additionally, the home is conveniently located close to Burnham Grammar School, making it an excellent choice for families seeking quality education options for their children. With its prime location and appealing features, this property is a wonderful opportunity for those looking to settle in a vibrant community.

In summary, this three-bedroom mid-terrace house on Marescroft Road is a perfect family home, combining modern living with a touch of charm. Don't miss the chance to make this delightful property your own.





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- Mid Terrace Family Home
- Private Rear Garden with Pedestrian Access
- GCH & DG
- Conveniently Close to Local Grammar & Primary Schools
- Outbuilding
- Well Presented Throughout
- Within Walking Distance to Burnham Train Station
- Spacious Living Room
- EPC : C
- Council Tax Band: C



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	85

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	

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