



# SIMMONS & SON



**Waterbeach Road, Slough, SL1 3JZ**

**Guide Price £450,000 Freehold**

This three-bedroom semi-detached family home offers a delightful blend of comfort and convenience. The property features a spacious reception room, perfect for family gatherings or entertaining guests. With three well-proportioned bedrooms, there is ample space for a growing family or those seeking extra room for guests or a home office.

The house boasts off street parking and the added benefit of a garage, ensuring that your vehicles are secure and easily accessible. The location is particularly appealing, as it is within walking distance to local schools and amenities, making daily life both easy and enjoyable.

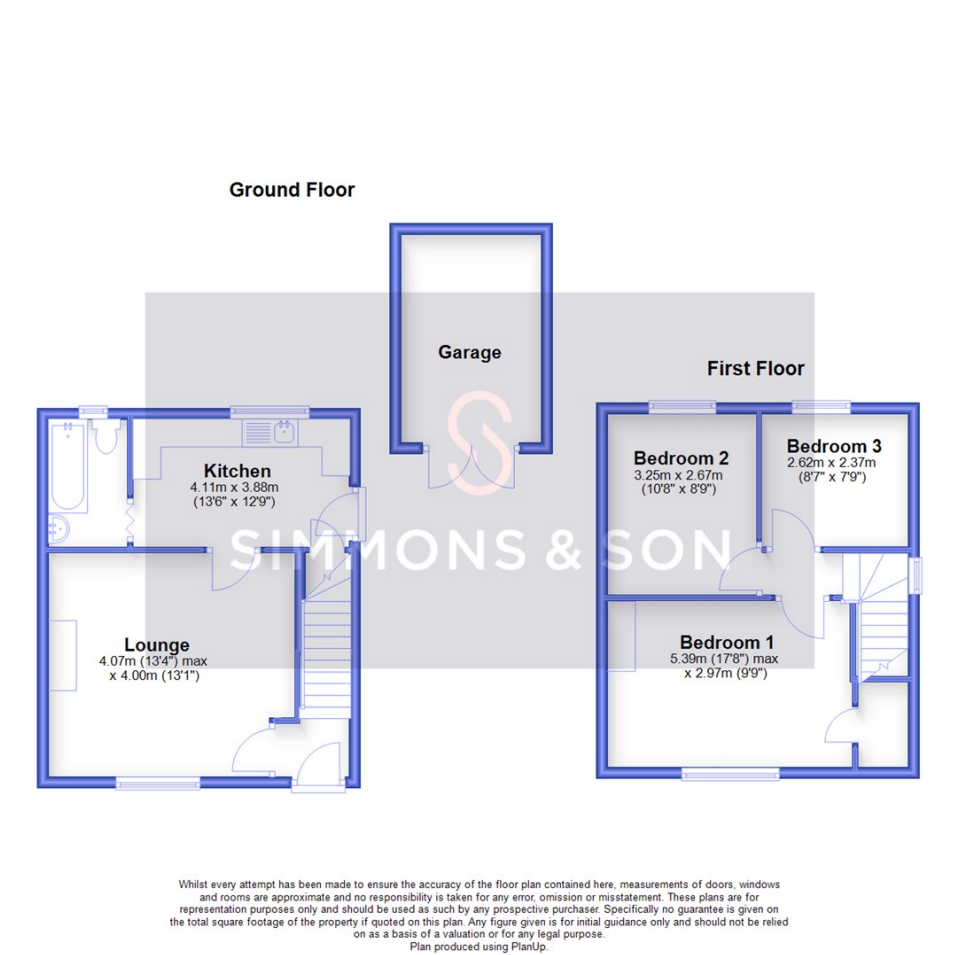
One of the standout features of this property is its backing onto Granville Playing Field and park, providing a lovely green space for outdoor activities, leisurely walks, or simply enjoying the fresh air. Additionally, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs and preferences.

This semi-detached house is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community. Whether you are a first-time buyer or looking to settle down with your family, this property is sure to meet your needs and exceed your expectations.





Waterbeach Road, Slough, Berkshire, SL1 3JZ



- Three Bedroom Semi Detached Family Home
- Potential to Extend STPP
- Off Street Parking & Garage
- Downstairs Bathroom
- Rear Garden Backing onto Granville Playing Field & Park
- DG & GCH
- Close to Local Schools & Amenities
- Council Tax Band : C
- EPC : TBC



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.