



# SIMMONS & SON



**Salt Hill Way, Slough, SL1 3TR**

**£1,900 PCM**

Nestled in the desirable area of Salt Hill Way, Slough, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

The fitted kitchen is a highlight, designed to meet the needs of modern living, and is complemented by elegant marble floors that add a touch of sophistication throughout the home. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

Parking is a notable advantage, with space available for two vehicles, making it ideal for families with multiple cars. Additionally, the property benefits from ample storage, allowing for a clutter-free environment.

Situated close to local amenities, residents will find themselves within easy reach of shops, schools, and recreational facilities, enhancing the appeal of this lovely home. This property is not just a house; it is a place where memories can be made. Do not miss the chance to view this delightful three-bedroom home in Slough.

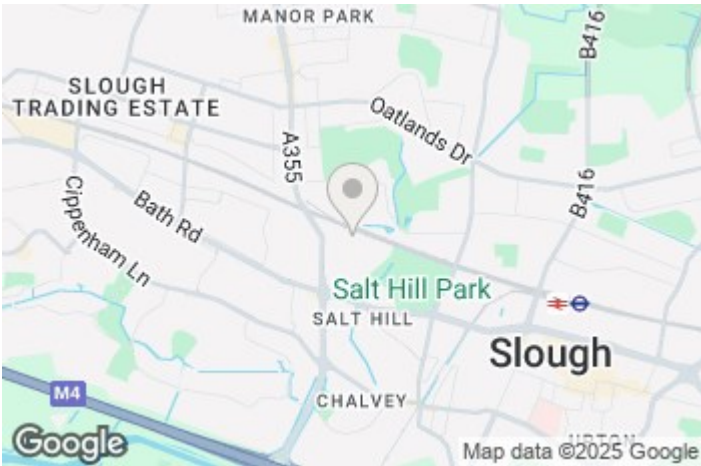




Salt Hill Way, Slough, Berkshire, SL1 3TR



- Semi detached Family Home
  - Modern Bathroom & Shower Room
  - EPC : B
  - One weeks rent reservation deposit required £438.46
- Three Bedrooms
  - Off Street Parking
  - Council Tax Band : C - £1644.52 per annum
- Modern Fitted Kitchen
  - GCH & DG
  - Five week deposit required - £2,192



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

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