



SIMMONS & SON



Canterbury Avenue, Slough, SL2 1BQ

Offers In Excess Of £425,000 Freehold

Conveniently situated in Canterbury Avenue in Slough, this delightful three-bedroom mid-terrace family home offers a perfect blend of comfort and modern living. The property has been extended to provide ample space for family life.

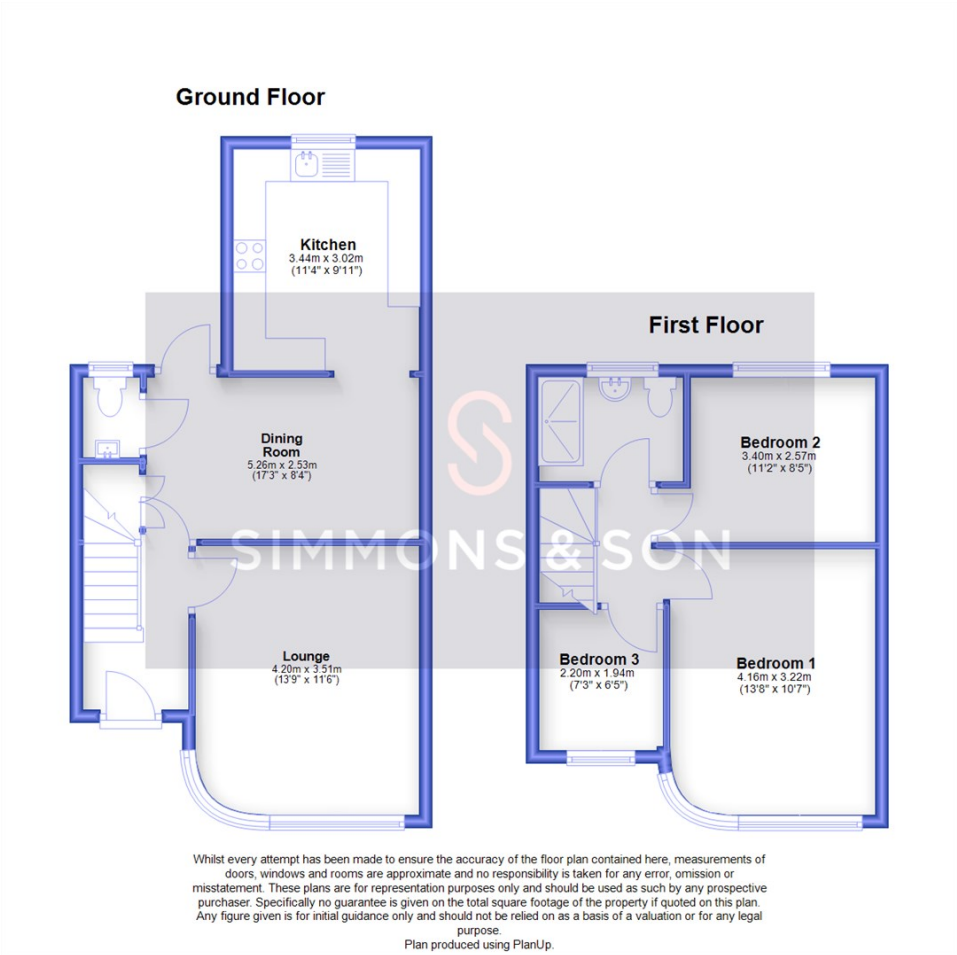
Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The home comprises three well-proportioned bedrooms, providing plenty of room for family members or guests.

One of the notable advantages of this property is the driveway parking, accommodating up to two vehicles. The location is particularly appealing, as it is situated close to local schools, making it an excellent choice for families with children.

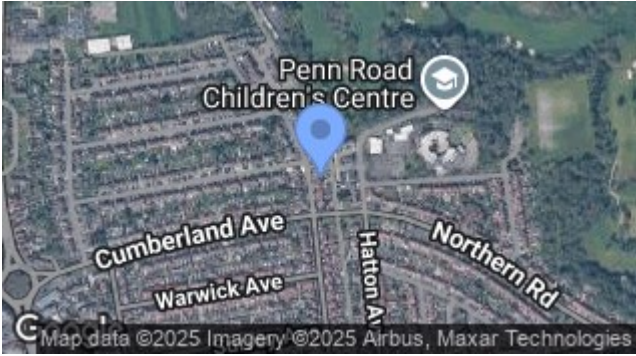
This mid-terrace house on Canterbury Avenue is not just a home; it is a wonderful opportunity to enjoy a vibrant community while having all the modern conveniences at your fingertips. Whether you are looking to settle down or invest, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.



Canterbury Avenue, Slough, Berkshire, SL2 1BQ



- Three Bedroom Extended Family Home
- Driveway Parking & Garage Accessible via Service Road
- Modern Fitted Kitchen
- Two Reception Rooms
- Shower Room & Cloakroom
- Well Presented Throughout
- GCH & DG
- Close to Local Shops & Schools
- Council Tax Band : C
- EPC : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		63
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.