



# SIMMONS & SON



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

**Offers In Excess Of £345,000 Freehold**

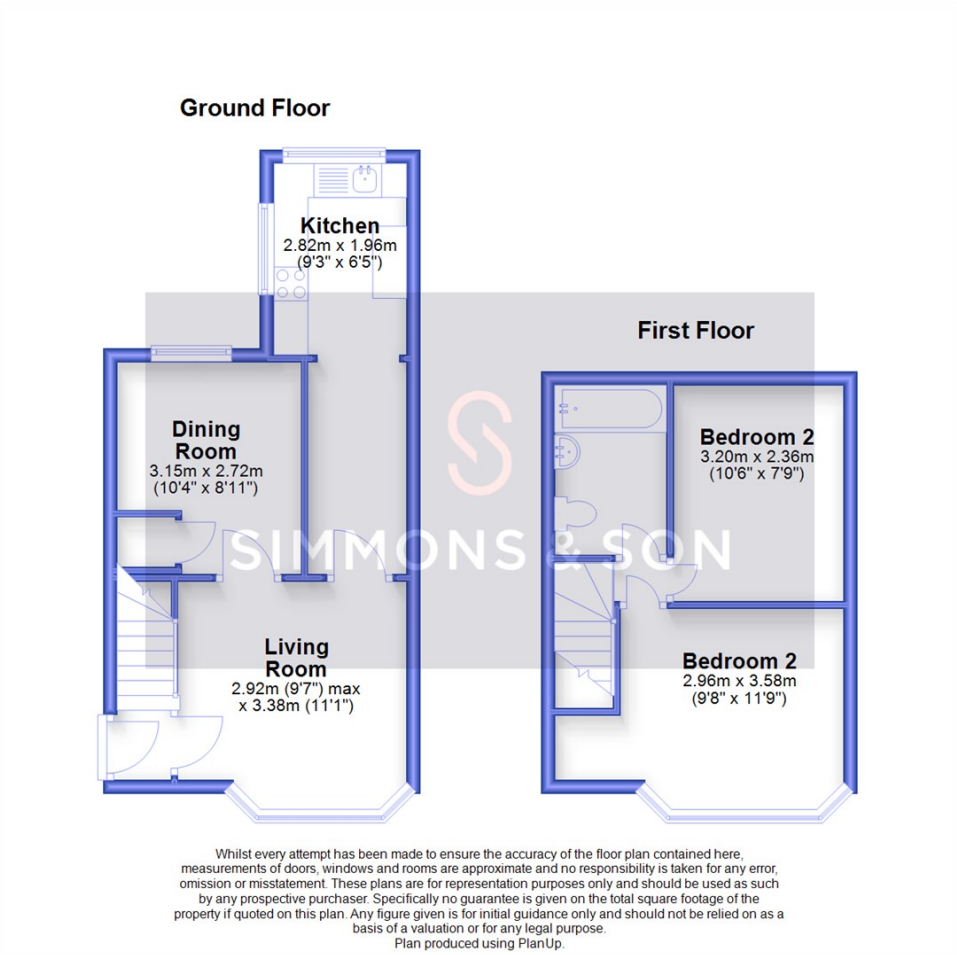
Welcome to this 2/3-bedroom semi detached house located on Salt Hill Way in the heart of Slough. This property boasts a cosy reception room, perfect for relaxing with family and friends. Property benefits from two double rooms, one spacious family bathroom, driveway parking and a fully fitted kitchen.

Additionally, the presence of a spacious outbuilding provides extra storage space or the opportunity to create a workshop, studio, or any other space to suit your needs.

Situated close to the M4 motorway and the town centre, this home offers convenience for commuters and those who enjoy easy access to local amenities. Don't miss out on the chance to own this semi detached house in a prime location. Book a viewing today and envision the potential this property holds for you and your family.



Salt Hill Way, Slough, SL1 3TR



- Two/Three Bedroom Semi Detached House
- Driveway Parking
- Close to Town Centre
- Close to M4 Motorway
- Gas Central Heating
- No Onward Chain
- Two Double Bedrooms
- Outbuilding
- EPC - D
- Council Tax - 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                     |         |           |

| 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.