



SIMMONS & SON



Goodwin Road, Slough, SL2 2EU

Offers In Excess Of £400,000 Freehold

Conveniently situated on Goodwin Road in Slough, this charming three-bedroom mid-terrace family home offers a delightful blend of comfort and modern living. The property, built in the post-war era, boasts an inviting open-plan living room that seamlessly connects to a contemporary fitted kitchen, creating an ideal space for family gatherings and entertaining guests.

The property comprises of living room, modern fitted kitchen, three well-proportioned bedrooms, family bathroom and spacious garden, providing a wonderful outdoor area for children to play or for hosting summer barbecues.

Located close to local schools, this residence is perfect for families with children, offering the convenience of nearby educational facilities. Additionally, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs.

This mid-terrace house on Goodwin Road presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this lovely home your own.



Goodwin Road, Slough, Berkshire, SL2 2EU



Ground Floor

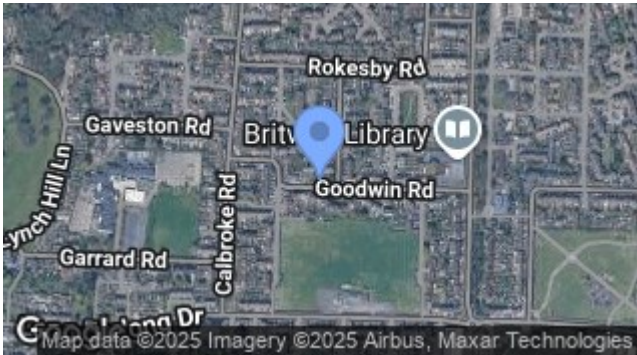


First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.
Plan produced using PlanUp.

- Three Bedroom Mid Terrace Family Home
- Potential To Extend STPP
- GCH & DG
- Modern Fitted Kitchen
- Close to Local Schools & Amenities
- Open Plan Living Area
- Private Rear Garden
- Bay Parking
- 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		
		86
	64	
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		
		87
	63	
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.