



# SIMMONS & SON



## Upton Park, Slough, SL1 2DE

**£3,500 PCM**

Welcome to this stunning brand new home located in the vibrant area of Upton Park, Slough. This delightful house boasts a spacious layout, featuring one inviting reception room that serves as the perfect space for relaxation and entertaining guests. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The heart of the home is undoubtedly the fitted kitchen, which combines modern design with functionality, making it a joy to prepare meals and gather with loved ones. The spacious living and lounge area provides ample room for both comfort and style, ensuring that you can create the perfect atmosphere for any occasion.

In addition to its impressive interior, this property offers convenient parking for up to four cars, a rare find in this area. The local amenities are within easy reach, providing you with everything you need for daily living, from shops to schools and parks.

This home is not just a place to live; it is a lifestyle choice that offers both comfort and convenience in a thriving community. Do not miss the opportunity to make this exceptional property your own.



Upton Park, Slough, SL1 2DE



- Company Lets Allowed
- Spacious Home
- Ample Storage
- Brand new refurbished home
- Fitted Kitchen
- Parking for 4 cars+
- Holding Deposit: £807.69
- Five week security deposits: £4038.45
- Council Tax: F
- Available Immediately



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		

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