



# SIMMONS & SON



**Norfolk Avenue, Slough, SL1 3AD**

**Offers In Excess Of £475,000 Freehold**

Located on Norfolk Avenue in Slough, this three-bedroom semi-detached house presents an excellent opportunity for first-time buyers. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-proportioned bedrooms offer a comfortable retreat, while the bathroom is conveniently located to serve the household.

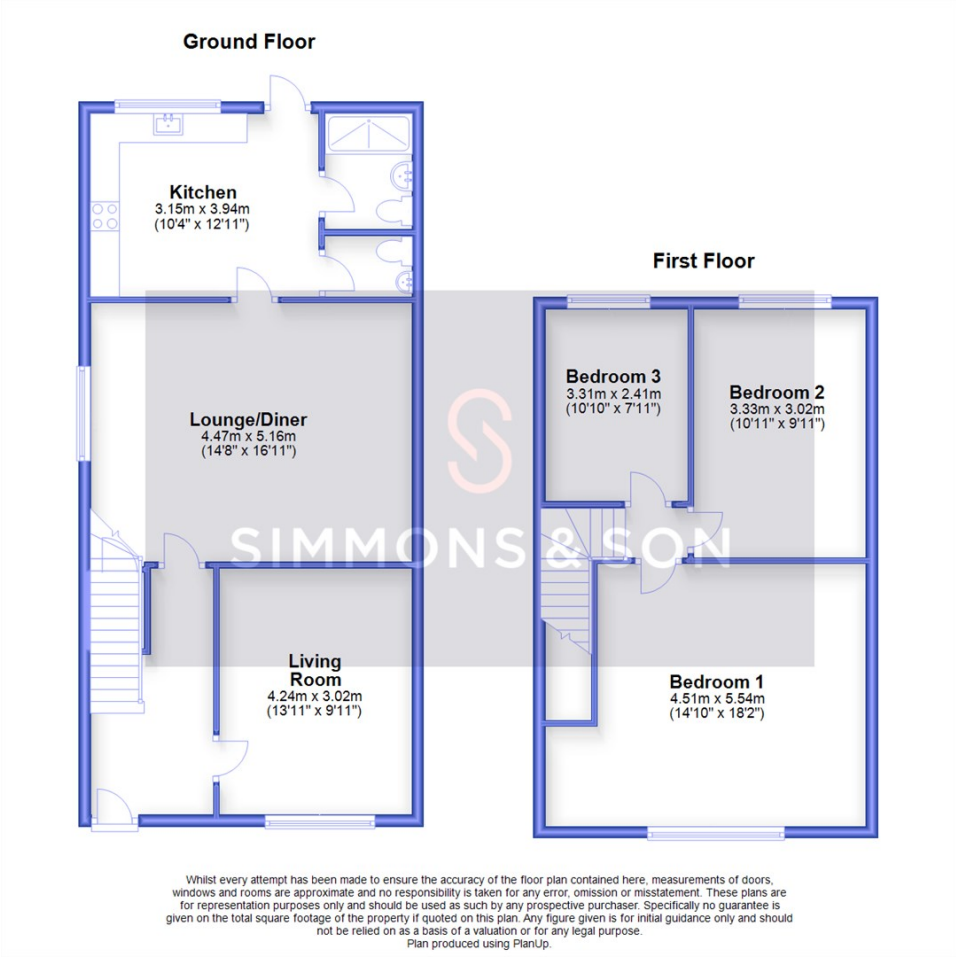
One of the standout features of this home is its potential for further extension, subject to planning permission. This flexibility allows you to tailor the property to your specific needs and preferences, making it a truly personal space.

The location is particularly advantageous, as it is in close proximity to local shops and amenities, ensuring that daily necessities are just a short stroll away. This combination of convenience and potential makes this property an attractive option for those looking to establish their first home in a vibrant community.

In summary, this semi-detached house on Norfolk Avenue is not just a place to live, but a canvas for your future. With its inviting layout and promising potential, it is a wonderful opportunity that should not be missed.



Norfolk Avenue, Slough, Berkshire, SL1 3AD



- Three Double Bedrooms
  - Off Farnham Road
- Extended Semi Detached House
  - Downstairs Family Bathroom
- Driveway Parking
  - Potential to extend further STPP
- Close To Herschel Grammar School
  - EPC-C
- GCH & DG
  - 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.