



# SIMMONS & SON



## Second Crescent, Slough, SL1 3AT

### Offers In Excess Of £525,000 Leasehold

Located in the tranquil cul-de-sac of Second Crescent, Slough, this charming semi-detached house presents an excellent opportunity for first-time buyers seeking a family home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family living.

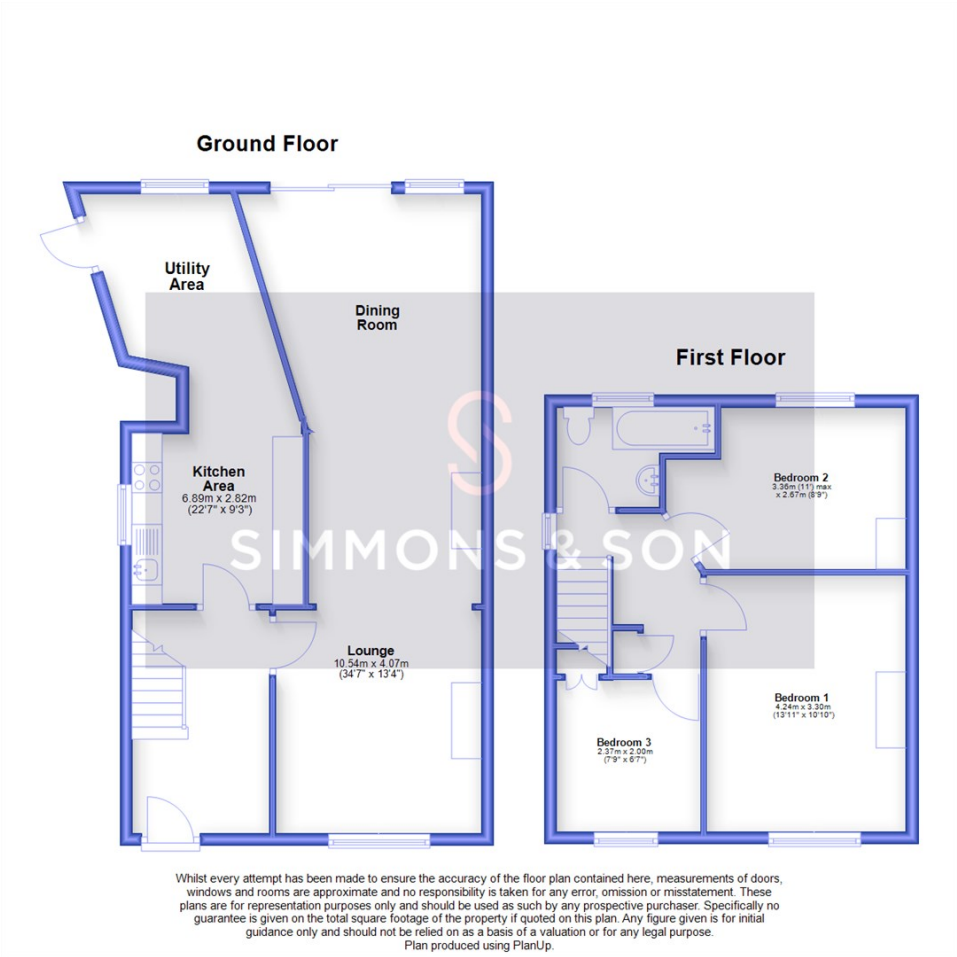
The heart of the home is its inviting living space, which flows seamlessly into a beautifully extended area, perfect for entertaining or enjoying quality time with loved ones. The property features a well-appointed bathroom, ensuring convenience for all family members.

One of the standout features of this home is the stunning rear garden, complete with a serene pond, providing a peaceful retreat for relaxation and outdoor activities. The garden offers ample space for children to play and for gardening enthusiasts to cultivate their green thumbs. Additionally, there is potential to extend the property further, subject to planning permission, allowing you to tailor the home to your specific needs.

This delightful residence is ideally situated in a quiet neighbourhood, making it a perfect sanctuary away from the hustle and bustle of city life while still being conveniently located for local amenities and transport links. With its appealing features and potential for further development, this property is a must-see for those looking to establish their roots in a welcoming community. Don't miss the chance to make this lovely house your new home.



Second Crescent, Slough, Berkshire, SL1 3AT



- Three Bedroom Extended Family Home
- Immaculate Condition throughout
- Close to Local Grammar Schools & Amenities
- Beautiful Rear Garden with Side Pedestrian Access
- Quiet Cul-De-Sac Location
- Close to M4 & M40 Motorways
- Driveway Parking
- Leasehold : 900 Years Remaining/ Ground Rent - £3.60 Per Annum
- Council Tax Band - D
- EPC - D



| 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 | 77        |

| 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.