



# SIMMONS & SON



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

**Price £440,000 Freehold**

Conveniently situated on Norfolk Avenue in Slough, this delightful three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. Spanning approximately 850 square feet, the property boasts a well-proportioned reception room, ideal for family gatherings or quiet evenings in.

One of the standout features of this property is the potential for extension, subject to planning permission, allowing you to tailor the home to your family's requirements. The exterior offers parking for two vehicles, a valuable asset in this bustling area.

Situated close to local schools and amenities, this home is perfect for families seeking a vibrant community atmosphere. With its ideal location and charming features, this semi-detached house on Norfolk Avenue presents an excellent opportunity for those looking to settle in Slough. Don't miss the chance to make this lovely property your new family home.





Norfolk Avenue, Slough, Berkshire, SL1 3AD



- Three Bedroom Semi Detached Family Home
- Large Rear Garden
- GCH & DG
- Downstairs Bathroom
- Potential to Extend STPP
- Ample Storage
- Driveway Parking
- Council Tax Band : C
- Close to Local Schools & Amenities
- EPC : 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	86

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.