



# SIMMONS & SON



## Lake Avenue, Slough, SL1 3BZ

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

Conveniently situated on the desirable Lake Avenue in Slough, this spacious three-bedroom semi-detached family home presents an excellent opportunity for both first-time buyers and families alike. With no onward chain, you can move in with ease and begin to enjoy all that this property has to offer.

The home features a welcoming reception room, perfect for relaxing or entertaining guests. The three well-proportioned bedrooms provide ample space for family living, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is its prime location. It is conveniently situated close to local schools, making it an ideal choice for families with children. Additionally, the property is within walking distance to Slough Train Station, which offers excellent transport links to central London, ensuring that commuting is both quick and straightforward.

Furthermore, this home boasts potential for extension, subject to planning permission, allowing you to tailor the space to your specific needs and preferences.

In summary, this semi-detached house on Lake Avenue is a fantastic opportunity for those seeking a family home in a well-connected area. With its spacious layout, convenient location, and potential for further development, it is certainly worth considering.



# Lake Avenue, Slough, Berkshire, SL1 3BZ



- Three Bedroom Semi Detached Family Home
- No Onward Chain
- Conveniently Located Close to Local Schools & Amenities
- Within Walking Distance to Slough Train Station with links to Central London
- Potential to Extend STPP
- Modern Fitted Kitchen
- GCH & DG
- Upstairs Shower Room
- 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			
<b>England &amp; Wales</b>		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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.