



SIMMONS & SON



Westgate Crescent, Slough, SL1 5BY

Price Guide £465,000 Freehold

Situated in the charming Cippenham village, this delightful three-bedroom semi-detached family home on Westgate Crescent offers a perfect blend of comfort and potential. The property features a spacious reception room, ideal for family gatherings or entertaining guests. With three well-proportioned bedrooms, there is ample space for a growing family or those seeking extra room for guests or a home office.

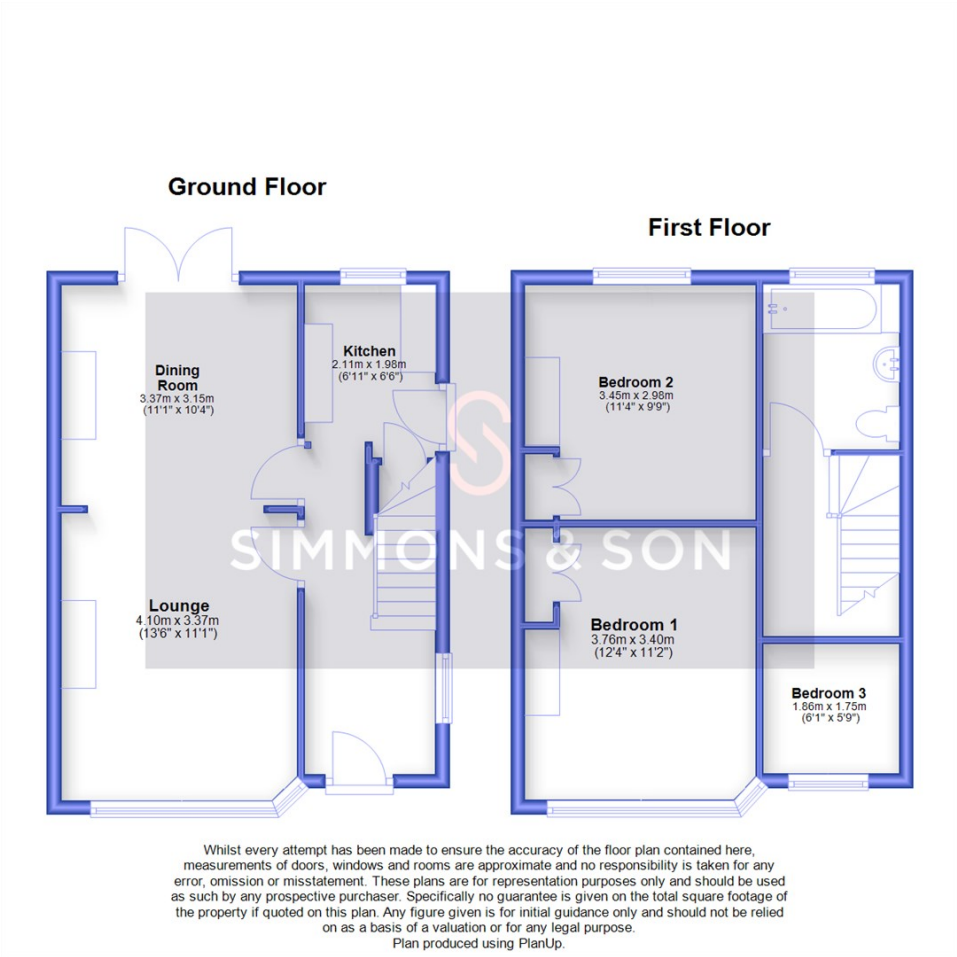
The house boasts a bathroom that caters to the needs of the household, ensuring convenience for all. One of the standout features of this property is the potential for extension, subject to planning permission, allowing you to tailor the home to your specific needs and desires.

For those with vehicles, the property includes driveway parking, providing easy access and peace of mind. The location is particularly advantageous, as it benefits from excellent transport links, making commuting and travel straightforward. Whether you are heading into London or exploring the surrounding areas, you will find that accessibility is a key feature of this home.

In summary, this semi-detached house in Cippenham village presents an excellent opportunity for families or individuals looking to settle in a vibrant community with the potential to expand their living space. With its inviting atmosphere and practical amenities, this property is well worth considering for your next home.



Westgate Crescent, Slough, Berkshire, SL1 5BY



- Three Bedroom Semi Detached Family Home in Cippenham Village
- No Onward Chain
- Excellent Transport Links and Within Walking Distance to Burnham Train Station
- Require Modernisation
- Driveway Parking & Garage
- South Facing Rear Garden with Potential to Extend STPP
- Quiet Residential Road
- Close to Local Amenities & Schools
- 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	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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