



SIMMONS & SON



Coniston Crescent, Slough, SL1 6EE

Offers In Excess Of £300,000 Leasehold

Conveniently situated in the desirable area of Coniston Crescent, this charming lower maisonette offers a delightful living experience. This property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking extra space for guests or a home office.

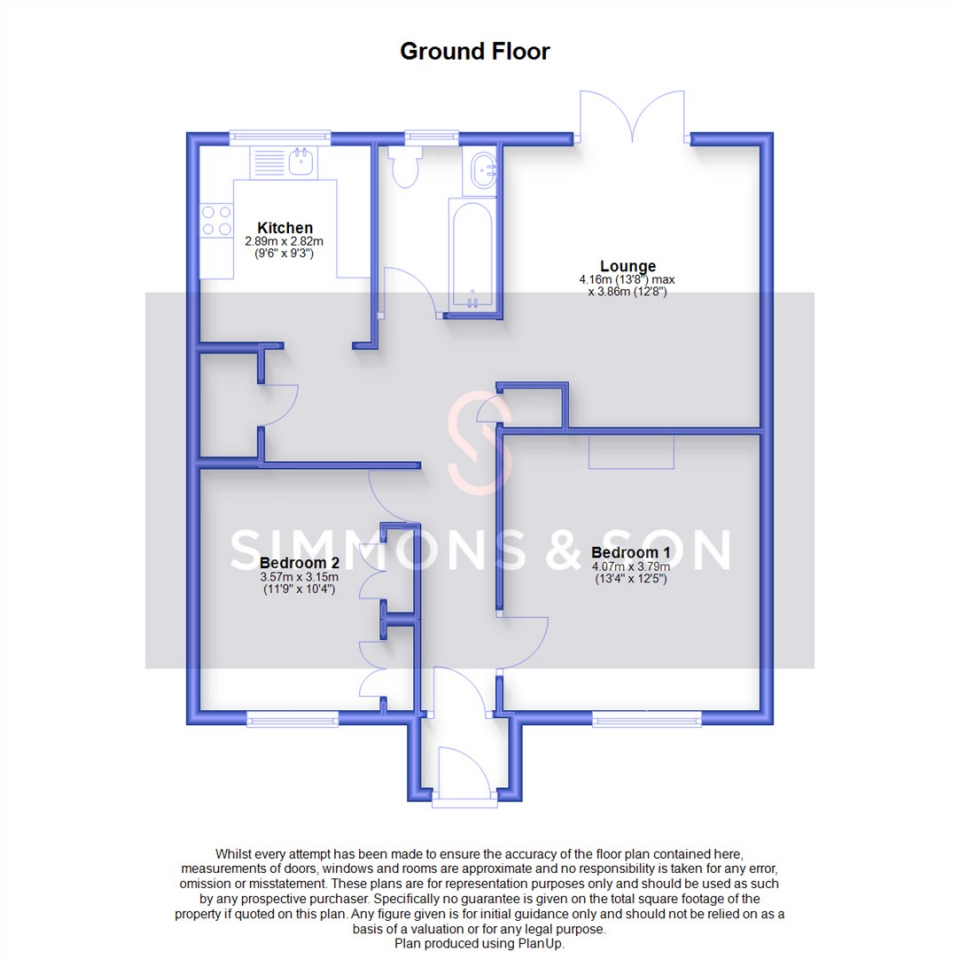
One of the standout features of this property is the private rear garden, which boasts side access, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the convenience of driveway parking for two vehicles is a significant advantage in this area.

Situated close to local schools, this maisonette is well-positioned for families with children, offering easy access to quality education. The surrounding neighbourhood is friendly and vibrant, making it a wonderful place to call home. The property is also within walking distance to Burnham Train Station providing links to Central London.

In summary, this two-bedroom lower maisonette on Coniston Crescent presents an excellent opportunity for those seeking a blend of comfort, convenience, and outdoor space in Slough. With its modern amenities and prime location, it is sure to attract interest from a variety of potential buyers or renters.



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- Two Bedroom Ground Floor Maisonette
- Spacious Lounge Leading to Private Rear Garden
- Beautifully Presented Throughout
- Close to Burnham Train Station & Walking Distance To Burnham Grammar
- Driveway Parking
- Side Pedestrian Access
- Long Lease: 90 Years Remaining
- Ground Rent: £666 Service Charge: £25
- EPC : TBC
- Council Tax Band : 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 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		

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.