



SIMMONS & SON



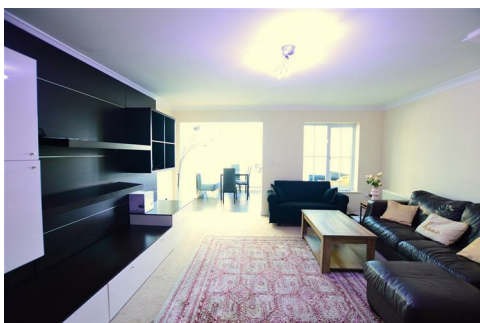
Broomfield Gate, Slough, SL2 1HH

£2,300 PCM

This attractive, unfurnished three-bedroom mid-terraced house offers an exceptional package, headlined by driveway parking for one car, a private rear garden, two modern bathrooms, a downstairs W/C, and two versatile reception rooms, all secured within a prestigious gated development. Beyond these impressive features, the property welcomes you into a flexible and well-proportioned home designed for contemporary living. The ground floor provides excellent separation with its two distinct reception areas, offering the ideal setup for both relaxation and formal dining or a home office. Complementing this is a functional kitchen and the essential ground floor cloakroom. Upstairs, the comfort continues with three sizable bedrooms, including a master suite that benefits from its own private en-suite shower room, while the remaining rooms share a clean, modern family bathroom.

The Perfect Location for Family and Commuters

The property's location within the Broomfield Gate community is truly unbeatable for convenience. It sits close to local amenities and is within walking distance of several well-regarded primary and secondary schools, including those with outstanding grammar status, making it perfect for families. Commuters will appreciate the excellent transport links, with nearby bus routes (including the 583, 103, and X74), ensuring easy travel across the region. This location masterfully balances a secure, tranquil environment with superb connectivity, promising a high quality of life.



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- 3 Bed Mid - Terraced House
 - EPC - Band C
- 2 Bathrooms & downstairs W/C
 - Council Tax: Band E - £2809
- Driveway Parking
 - Holding Deposit: £530.76
- Gated Development
 - 5 Week Deposit: £2653.84
- Garden
 - Available mid- late december



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.