



SIMMONS & SON



Nine Acres, Slough, SL1 5TZ

£2,500 PCM

Four Well-Proportioned Bedrooms, Two Modern Bathrooms, Downstairs W/C, Driveway Parking and Garage, Close to Local Amenities, M4 and Schools, Available 20th April.

A fantastic opportunity to acquire this beautifully presented four-bedroom detached residence, perfectly situated in the highly sought-after Nine Acres cul-de-sac in Cippenham. Combining spacious interiors with a prime location for commuters and families alike, this property offers the ideal balance of suburban tranquillity and urban accessibility. The ground floor welcomes you with two distinct reception areas, providing the versatility to host formal dinner parties in one space while maintaining a cosy, relaxed family lounge in the other, further supported by a practical downstairs WC.

Upstairs, the property boasts four well-proportioned bedrooms and two modern bathrooms, ensuring ample space for a growing household. Externally, the home features a private driveway with parking for two vehicles and a secure garage, while the well-maintained rear garden serves as a private oasis for outdoor entertaining. Ideally situated for active families and professionals alike, the residence is just a short distance from the M4 motorway and within easy reach of the prestigious Westgate School and various local parks, offering the perfect blend of connectivity and green-space leisure.



Nine Acres, Cippenham Slough, Berkshire, SL1 5TZ



- Four Bed Detached House
- Garden & Downstairs W/C
- Council Tax: Band F - £3320
- Available 20th April 2026
- Garage & Driveway Parking for 2 cars
- Close to Westgate School
- Holding Deposit: £576.92
- Close to M4 (Junction 6) and Local Amenities
- EPC - Band C
- 5 Week Deposit: £2884.61



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.