



SIMMONS & SON



Croft Hill Road, Slough, SL2 1HG

Offers In Excess Of £475,000 Freehold

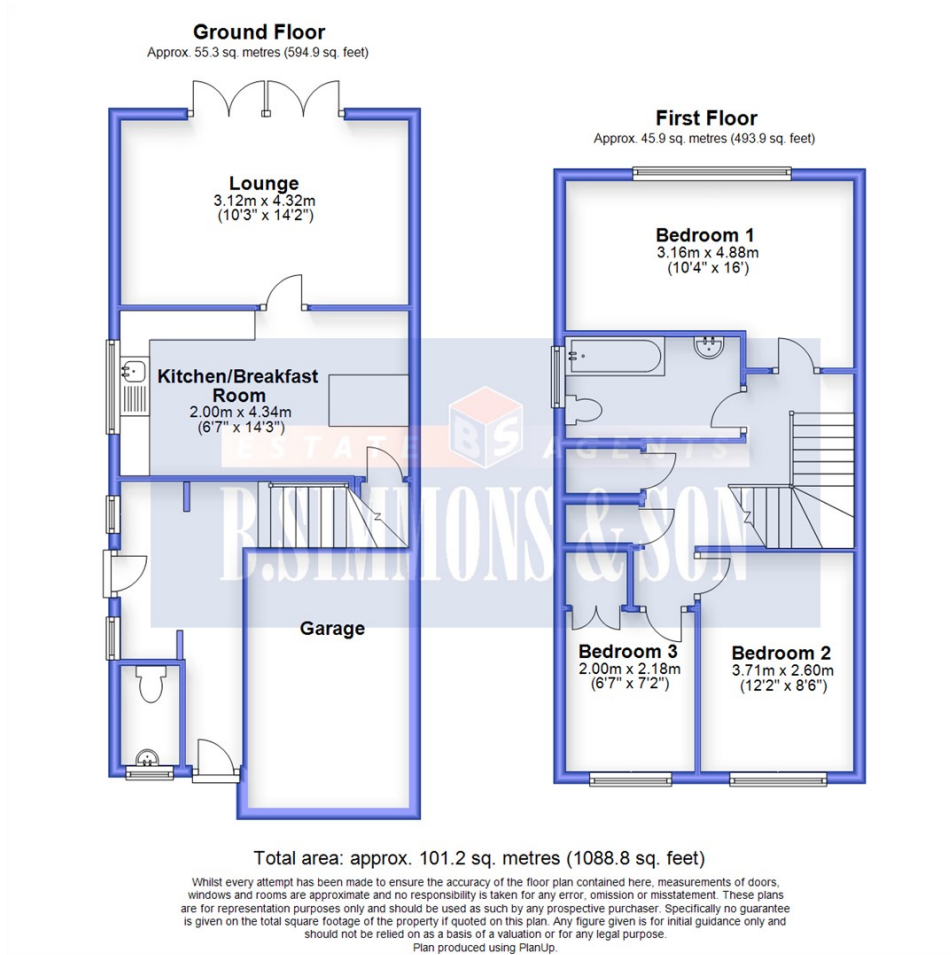
THREE BEDROOM DETACHED FAMILY HOME - WELL PRESENTED THROUGHOUT

Welcome to this beautifully presented three-bedroom detached home, designed with family life in mind. Conveniently located near fantastic schools, local shops, and commuter links, this property offers both comfort and connection. The ground floor features a bright and spacious lounge alongside a welcoming kitchen/diner that opens up your options for family meals and hosting. A practical downstairs cloakroom and abundant storage add to the home's effortless functionality.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. Complete with a private rear garden, a garage, and off-street parking, this double-glazed, gas-central-heated home is ready to move straight into. Don't miss out—arrange your viewing today!



Croft Hill Road, Slough, Berkshire, SL2 1HG



- Detached Three Bedroom Family Home
- Garage & Off Street Parking
- Spacious Lounge
- Fitted Kitchen/ Diner
- Ample Storage
- Family Bathroom & Downstairs Cloakroom
- Private Rear Garden
- Close to Local Amenities
- Council Tax Band : E
- 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 | | |

| 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.