

Beresford Avenue, Wexham, Berkshire, SL2 5LG

OIEO £425,000

Freehold

**b simmons**

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Offered with vacant possession and with huge scope of extension (STPP), B Simmons are delighted to present to the market this semi detached family home. The property is light, airy and has a private driveway giving ample off street parking. An internal viewing is highly recommended.

As you walk through the front door, there is an entrance hallway with stairs leading to the first floor. There is an open plan lounge/dining room with patio doors out to the rear garden and a separate fitted kitchen overlooking the rear garden. On the first floor, there is a family bathroom, fitted with a matching white three piece suite and some built in storage units, as well as three well proportioned bedrooms. Outside, there is a private rear garden laid to lawn with a paved patio area which extends to the side. To the front, the garden has been paved and there is ample driveway parking for approximately three cars.

One of the key advantages of this property is its location. It is close to Wexham Park Hospital, all major routes M4/A40/M40, approximately 1.2 miles distance of Slough railway/Elizabeth line station making commuting and travel convenient, and close to local Primary and Secondary Schools, Slough Trading Estate/Central and London Heathrow etc.

Council Tax Band: C / EPC Rating: D

Beresford Avenue, Wexham, Berkshire, SL2 5LG



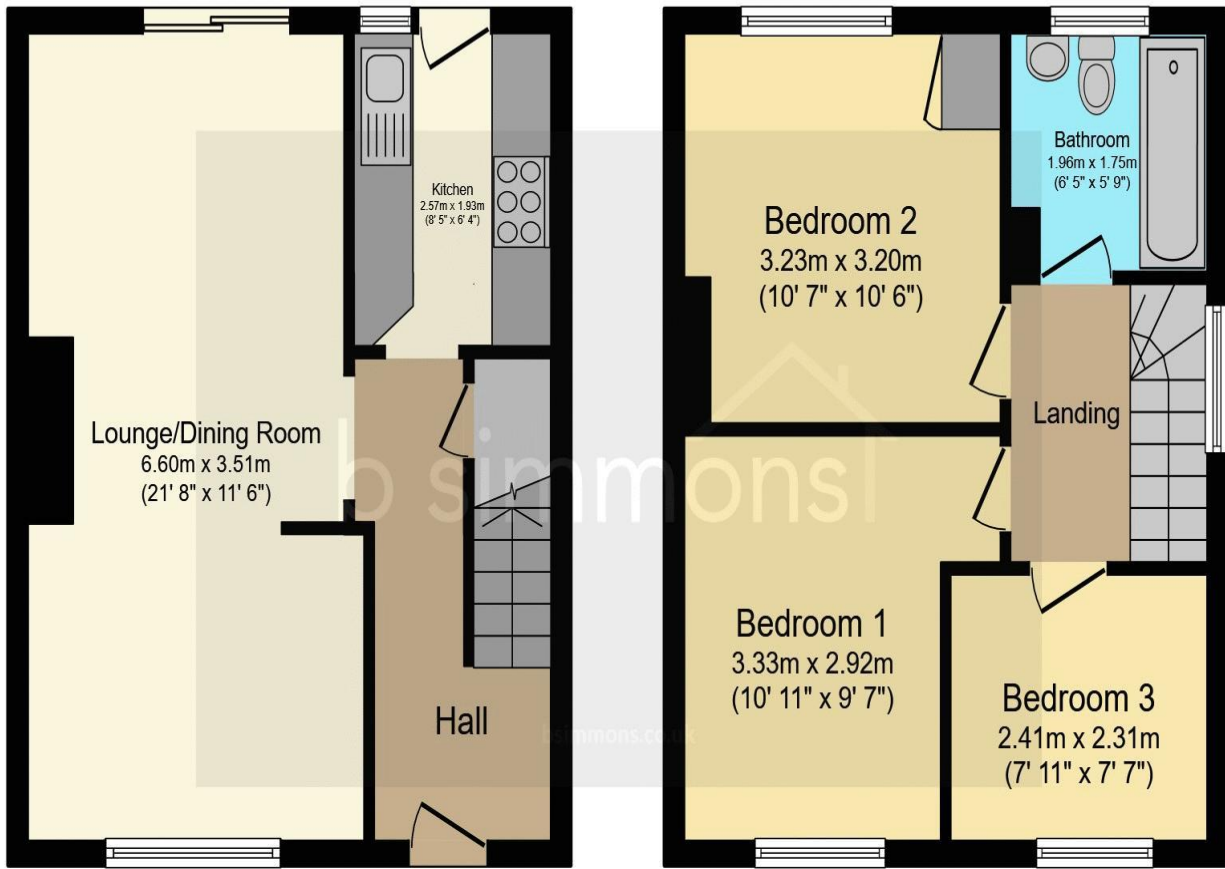
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

Beresford Avenue, Wexham, Berkshire, SL2 5LG



Please contact the office to arrange a **FREE** property valuation on **01753 545555**

# Beresford Avenue, Wexham, Berkshire, SL2 5LG



Ground Floor

First Floor

Total floor area: 70.7 sq.m. (761 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**No fee mortgage brokerage service**

As a member of The Guild of Property Professionals, B. Simmons & Sons have access to L&C Mortgage Services.

- No FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week 9:00am - 8:00pm
- Mon - Thurs 9:00am - 5:30pm
- Fri - Sat, 10:00am - 4:00pm

Call them now **t:0800 0731945** for your free personalised quote

**b simmons** THE GUILD OF PROPERTY PROFESSIONALS L&C

**b simmons**

T: 01753 545555 E: [langley@bsimmons.co.uk](mailto:langley@bsimmons.co.uk)

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.