



SIMMONS & SON



Long Readings Lane, Slough, SL2 1QD

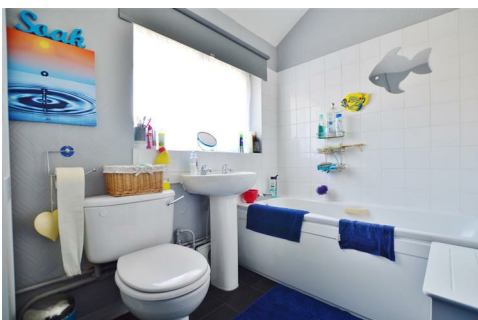
Offers In Excess Of £465,000 Freehold

Located on Long Readings Lane in the town of Slough, this link detached family home offers a wonderful opportunity for those seeking a spacious and comfortable living environment. With four well-proportioned bedrooms, this post-war property is perfect for families looking to settle in a friendly neighbourhood.

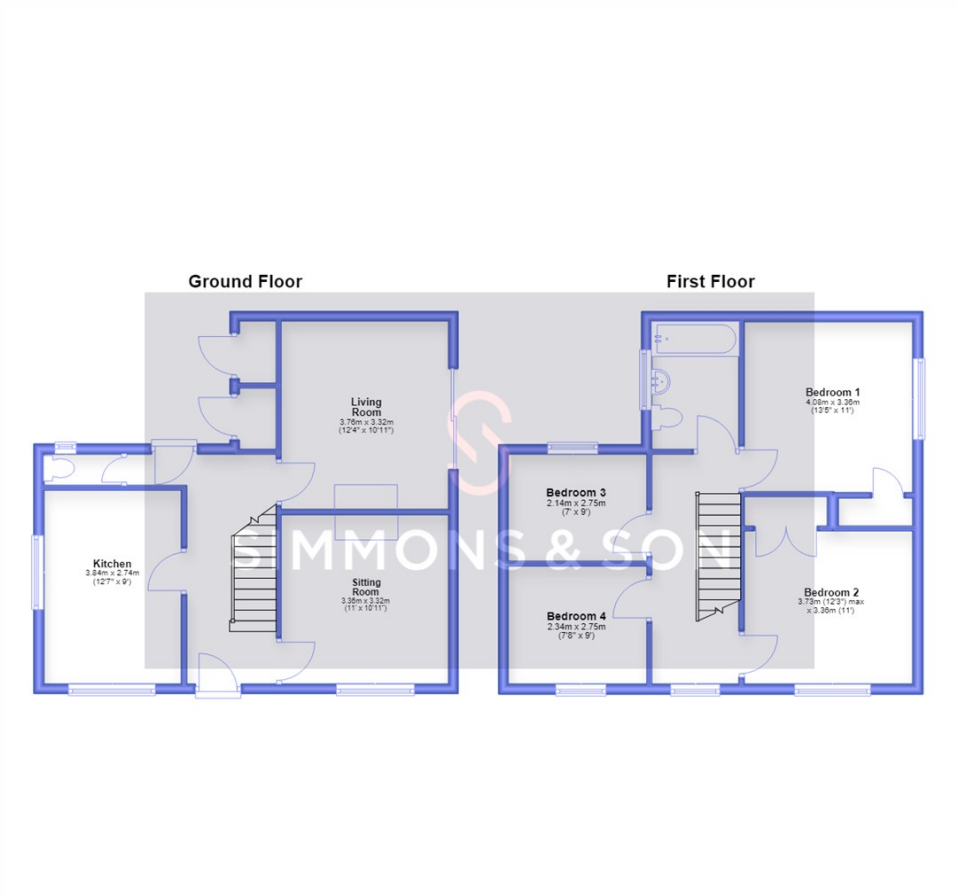
The house is in good condition, providing a welcoming atmosphere that is ready for you to move in and make your own. The potential to extend, subject to planning permission, allows for the possibility of creating additional living space tailored to your family's needs.

Conveniently located, this home is just a stone's throw away from local schools and amenities, making it an ideal choice for families with children. The surrounding area boasts a variety of shops, parks, and recreational facilities, ensuring that everything you need is within easy reach.

This link detached house presents a fantastic opportunity for those looking to invest in a family home in Slough. With its spacious layout, potential for expansion, and proximity to essential services, it is a property that should not be missed. Come and discover the possibilities that await you in this delightful home.



Long Readings Lane, Slough, Berkshire, SL2 1QD



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.
Plan produced using PlanUp.

- Four Bedroom Link Detached Family Home
- Potential To Extend STPP
- Two Reception Rooms
- Wrap Around Garden
- DG & GCH
- Well Presented Throughout
- Downstairs Cloakroom
- Close to Local Schools & Amenities
- EPC : D
- Council Tax Band : 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		
		80
	65	
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		
		78
	63	
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.