



# SIMMONS & SON



## Staunton Road, Slough, SL2 1NT

**£400,000 Freehold**

Conveniently situated on Staunton Road in Slough, this delightful three-bedroom mid-terrace family home presents an excellent opportunity for those seeking a comfortable and well-presented residence. The property boasts a beautifully maintained front garden, enhancing its curb appeal and inviting you into a warm and welcoming atmosphere.

Inside, you will find a spacious reception room that serves as the heart of the home, perfect for family gatherings or quiet evenings. The three bedrooms offer ample space for family living, providing a peaceful retreat for everyone. The downstairs bathroom ensures convenience for daily routines.

One of the standout features of this property is its potential for extension, allowing you to tailor the home to your specific needs and preferences. Additionally, there is the possibility of creating driveway parking, a valuable asset in this area.

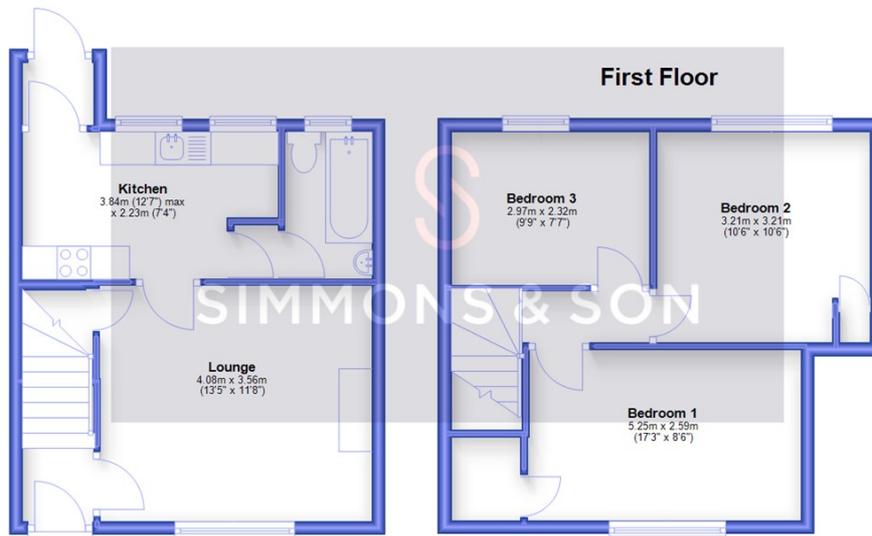
Situated close to local schools, this home is ideal for families looking to settle in a community-oriented neighbourhood. With its combination of space, potential, and a prime location, this property is not to be missed. Whether you are a first-time buyer or looking to expand your family home, this terraced house offers a wonderful opportunity to create lasting memories.



# Staunton Road, Slough, Berkshire, SL2 1NT



## Ground Floor



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.

- Well Presented Three Bedroom Family Home
- Potential to Extend STPP
- Downstairs Bathroom
- Beautiful Front & Rear Garden with Side Pedestrian Access
- Ample Storage
- Spacious Kitchen
- DG & GCH
- Close to Local Schools & Amenities
- Council Tax Band : C
- 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	83
		66	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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