



# SIMMONS & SON



**Lancaster Avenue, Slough, SL2 1AU**

**Offers In Excess Of £450,000 Freehold**

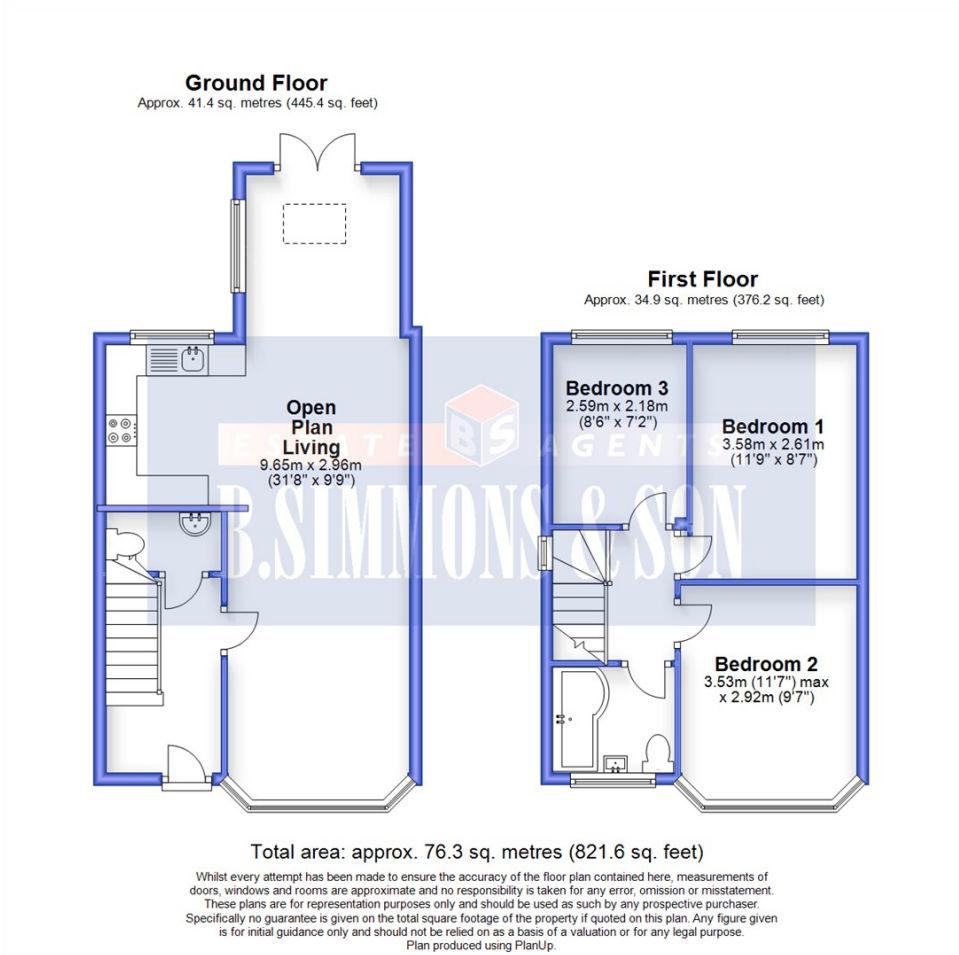
**STUNNING RECENTLY BUILT DETACHED FAMILY HOME - THE SHIRES**

This detached house is offered to the market in immaculate condition with no onward chain. The property benefits from driveway parking for two vehicles, gas central heating, double glazing, modern kitchen, downstairs cloakroom, family bathroom, three bedrooms, spacious open living area with pitched skylight and french doors leading to well presented rear garden with turfed lawn and dual pedestrian side accesses. The property is conveniently located 0.2 miles from the local primary school and 0.5 miles away from local shops and amenities giving transport links to Slough town centre. Viewing highly recommended to appreciate the family home offered.





Lancaster Avenue, Slough, Berkshire, SL2 1AU



- Three Bedroom Detached House
- Private Rear Garden
- 7 Year Structural Defects Insurance
- Close to Local Schools & Amenities
- Immaculate Throughout
- No Onward Chain
- Driveway Parking for Vehicles Two
- EPC: B
- Downstairs Cloakroom
- Council Tax Band : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		82
(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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> 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.