

Ledgers Road, Slough, Berkshire, SL1 2RQ

£475,000

Freehold

b simmons

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



Offered with no onward, B Simmons are delighted to present to the market this well presented semi detached family home which is conveniently located with in walking distance of an array of local amenities. This property would make an ideal First Time Buy or Buy to Let Investment. An internal viewing is highly recommended.

As you enter through the front door you walk into a small courtyard leading to the rear garden and a door providing access to the property. Internally the property is in good decorative order and has accommodation comprising; a bay fronted living room, a separate dining/family room, a modern fitted kitchen and a downstairs bathroom having a matching white suite. On the first floor there are three bedrooms and stairs leading to a loft room current being used as a fourth bedroom. Outside there is a private rear garden, predominantly laid to lawn with a raised patio area with room for a table and chairs.

The property is located within walking distance of a Tesco's superstore and an array of international cuisine food outlets, good bus links giving easy access to Slough/ Langley railway/ Elizabeth Line stations, local schooling for all ages and good road links giving easy motorway access to the M4/M25.

Council Tax Band: C / EPC Rating: D

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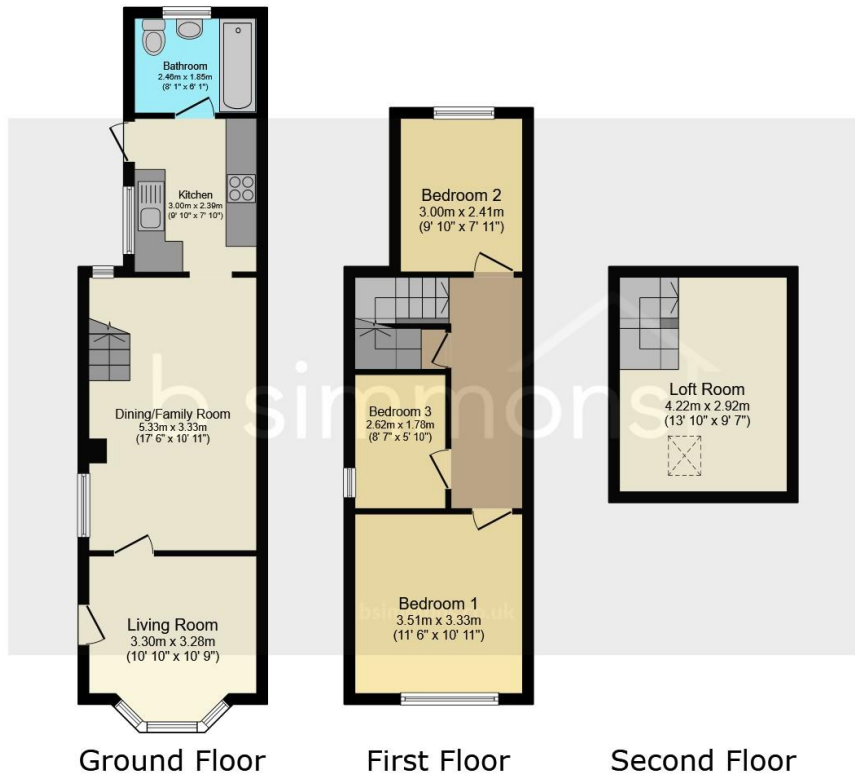
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area: 87.3 sq.m. (940 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)

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## 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.