



SIMMONS & SON



Willoners, Slough, SL2 1SY

Offers In Excess Of £425,000 Freehold

VACANT POSSESSION

Welcome to this charming three-bedroom family home located in the desirable area of Willoners, Slough. This well-presented property offers a perfect blend of comfort and potential, making it an ideal choice for families seeking a welcoming environment.

As you enter, you will find a spacious reception room that provides a warm and inviting space for relaxation and entertaining. The house boasts three generously sized bedrooms, ensuring ample space for family members or guests.

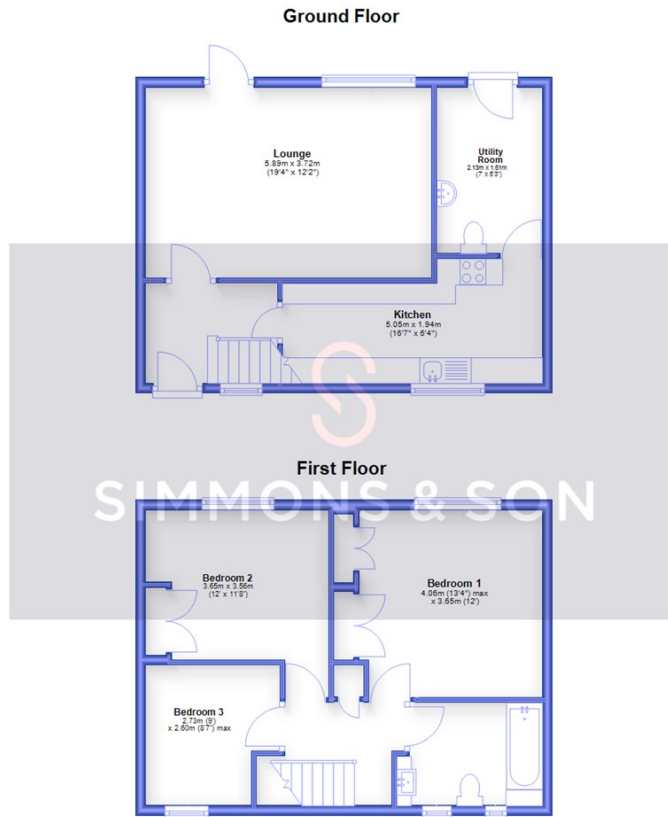
One of the standout features of this property is the potential for extension, subject to planning permission. This offers the opportunity to personalise and expand the home to suit your family's needs, making it a truly versatile option.

Conveniently located close to local schools and amenities, this home is perfectly positioned for families. You will find everything you need within easy reach, from shops to parks, ensuring a convenient lifestyle.

With no onward purchase, this property is ready for you to move in and make it your own. Don't miss the chance to view this lovely family home in Willoners, Slough, where comfort, potential, and convenience come together beautifully.



Willoners, Slough, Berkshire, SL2 1SY



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.

- Vacant Possession
- Potential to Extend STPP
- Modern Fitted Kitchen with Separate Utility Room
- Close to Amenities & Local Schools
- Well Presented Throughout
- No Onward Chain
- Spacious Lounge/ Diner
- Fitted Wardrobes in Bedrooms
- Council Tax Band : C
- EPC : C



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	88

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			
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.