



# SIMMONS & SON



## Wiltshire Avenue, Slough, SL2 1BA

**£1,250 PCM**

Nestled on the charming Wiltshire Avenue in Slough, this delightful lower maisonette offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The first-floor layout features a spacious lounge/diner, providing an inviting space for relaxation and entertaining guests.

The maisonette boasts a private rear garden, a wonderful addition for those who appreciate outdoor space, whether for gardening, enjoying a morning coffee, or hosting summer barbecues. The property also includes a designated parking space for one vehicle, ensuring ease of access and convenience.

The bathroom is thoughtfully designed, catering to all your daily needs. This property presents an excellent opportunity for those looking to settle in a vibrant area with good local amenities and transport links.

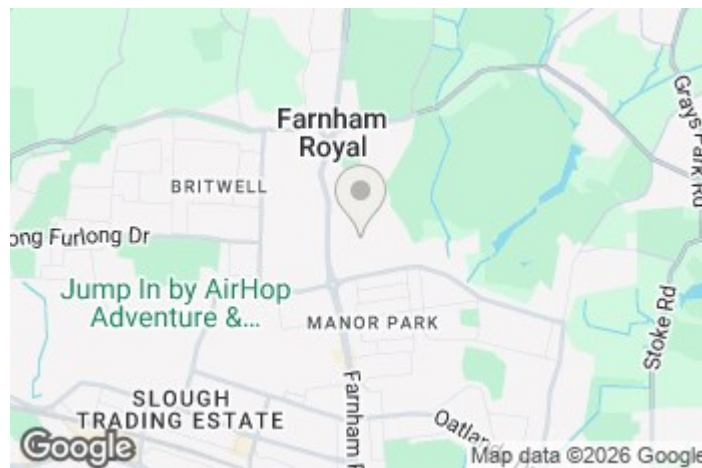
In summary, this one-bedroom lower maisonette on Wiltshire Avenue is a charming and practical choice for anyone seeking a comfortable living space in Slough. Don't miss the chance to make this lovely property your new home.



# Wiltshire Avenue, Slough, Berkshire, SL2 1BA



- Close to Farnham Road
- Gravel driveway for one vehicle
- Council Tax: Band B - £1783.20
- Available 22nd May 2026
- One bedroom maisonette
- New Kitchen & Shower Room
- Holding Deposit: £288.46
- Private enclosed rear garden
- EPC - Band D
- 5 Week Deposit: £1,442



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.