



SIMMONS & SON



Nine Acres, Slough, SL1 5TZ

£2,500 PCM

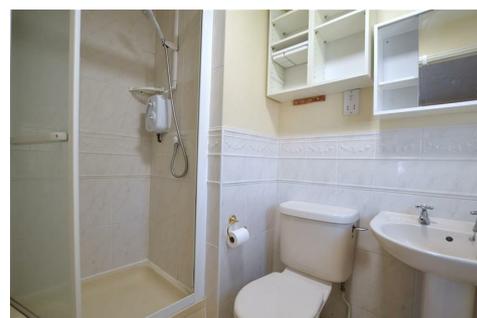
Four Well-Proportioned Bedrooms, Two Modern Bathrooms, Downstairs W/C, Driveway Parking and Garage, Close to Local Amenities, M4 and Schools, Available 20th March.

A fantastic opportunity to acquire this beautifully presented four-bedroom detached residence, perfectly situated in the highly sought-after Nine Acres cul-de-sac in Cippenham. Combining spacious interiors with a prime location for commuters and families alike, this property offers the ideal balance of suburban tranquillity and urban accessibility. The ground floor welcomes you with two distinct reception areas, providing the versatility to host formal dinner parties in one space while maintaining a cosy, relaxed family lounge in the other, further supported by a practical downstairs WC.

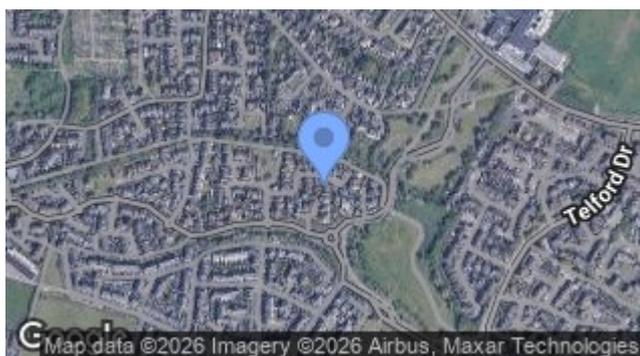
Upstairs, the property boasts four well-proportioned bedrooms and two modern bathrooms, ensuring ample space for a growing household. Externally, the home features a private driveway with parking for two vehicles and a secure garage, while the well-maintained rear garden serves as a private oasis for outdoor entertaining. Ideally situated for active families and professionals alike, the residence is just a short distance from the M4 motorway and within easy reach of the prestigious Westgate School and various local parks, offering the perfect blend of connectivity and green-space leisure.



Nine Acres, Cippenham Slough, Berkshire, SL1 5TZ



- Four Bed Detached House
- Garage & Driveway Parking for 2 cars
- Close to M4 (Junction 6) and Local Amenities
- Garden & Downstairs W/C
- Close to Westgate School
- EPC - Band C
- Council Tax: Band F - £3320
- Holding Deposit: £576.92
- 5 Week Deposit: £2884.61
- Available 20th April 2026



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		

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		