



# SIMMONS & SON



## First Crescent, Slough, SL1 3AU

### Offers In Excess Of £525,000 Freehold

Located in First Crescent of Slough, this three-bedroom extended family home offers a perfect blend of comfort and modern living. The property is presented in immaculate condition throughout, making it an ideal choice for families seeking a move-in ready residence.

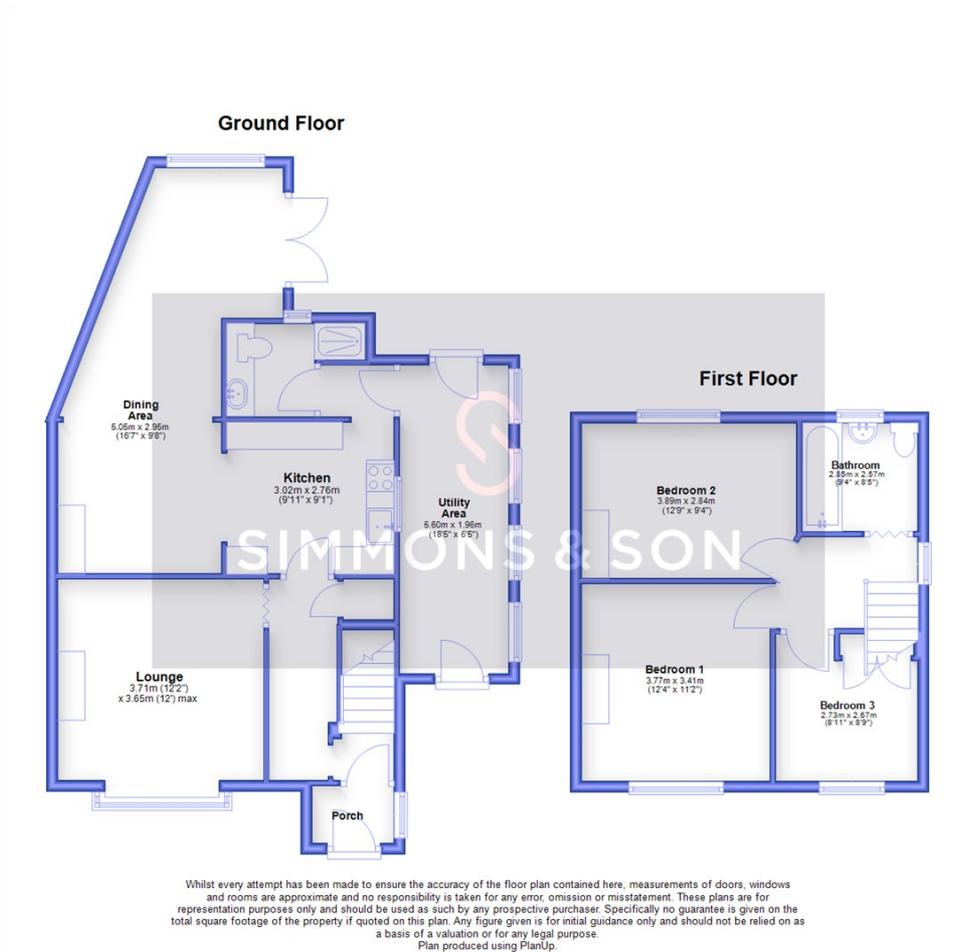
Upon entering, you are greeted by a spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The property boasts two well-designed bathrooms, catering to the needs of a busy family.

One of the standout features of this home is the beautiful rear garden, which offers a serene outdoor space for children to play or for hosting summer gatherings. The garden also benefits from side pedestrian access, enhancing convenience and usability. Additionally, the property includes driveway parking, ensuring that you have a secure place for your vehicle.

Situated in a quiet cul-de-sac, this home provides a peaceful retreat while still being conveniently located near local amenities and transport links. This property is not just a house; it is a place where cherished memories can be made. Don't miss the opportunity to make this delightful family home your own.



# First Crescent, Slough, SL1 3AU



- Three Bedroom Extended Semi detached Family Home
- Immaculate Condition throughout - Recently Redecorated
- Close to Local Grammar Schools & Amenities
- Beautiful Rear Garden with Side Pedestrian Access
- Quiet Cul-De-Sac Location
- Close to M4 & M40 Motorways
- Driveway Parking
- No Onward Chain
- EPC - D
- Council Tax Band - D



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			
<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.