



Hampshire Avenue, Slough, SL1 3AQ

Price £540,000 Freehold

EXTENDED FAMILY SEMI - OFF FARNHAM ROAD

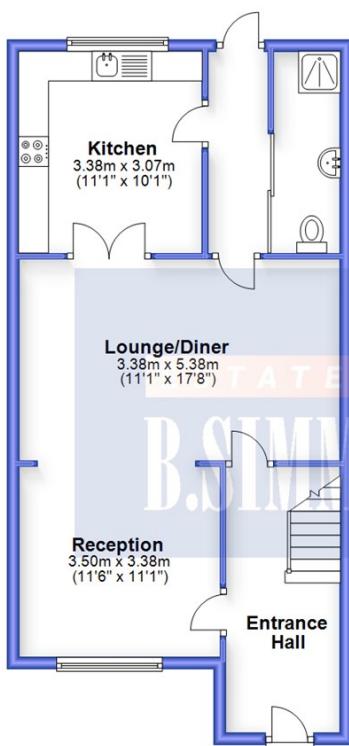
Three bedroom extended semi detached house, within walking distance to Herschel Grammar school and offering excellent transport links to Slough town centre and the M4 motorway. The property benefits from two reception rooms, downstairs shower room, upstairs bathroom, off street parking for four vehicles and a private garden with large outbuilding.





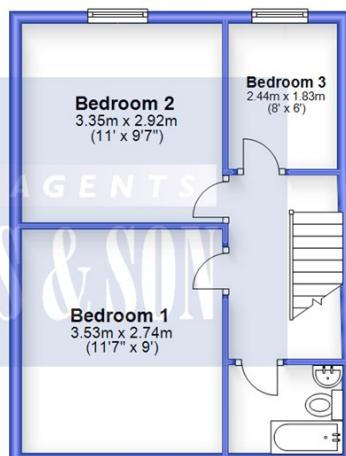
Ground Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



Total area: approx. 92.0 sq. metres (990.2 sq. feet)

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.

- Extended Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Two Bathrooms
- GCH & DG
- Ample Parking
- Large Outbuilding
- Just Off Farnham Road
- EPC : D
- Council Tax Band : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		