



# SIMMONS & SON



## Coniston Crescent, Slough, SL1 6EE

### Guide Price £290,000 Leasehold

Conveniently situated in the desirable area of Coniston Crescent, this charming lower maisonette offers a delightful living experience. This property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking extra space for guests or a home office.

One of the standout features of this property is the private rear garden, which boasts side access, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the convenience of driveway parking for two vehicles is a significant advantage in this area.

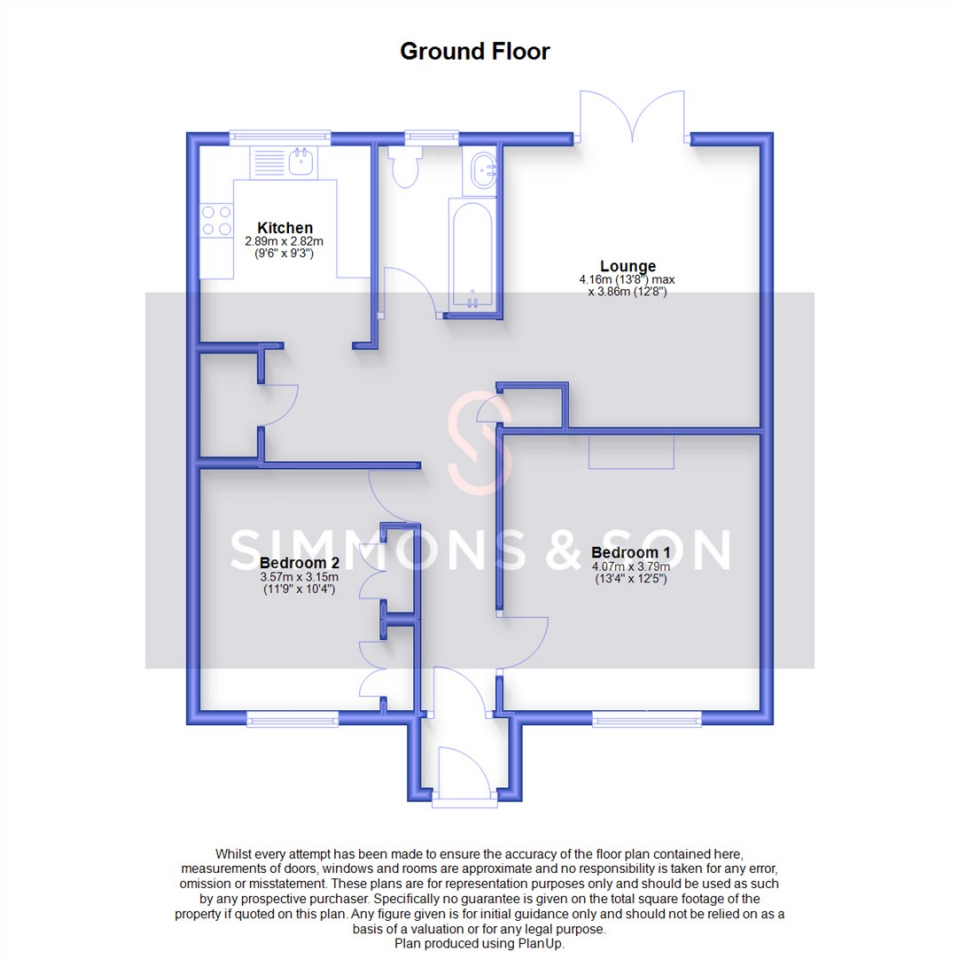
Situated close to local schools, this maisonette is well-positioned for families with children, offering easy access to quality education. The surrounding neighbourhood is friendly and vibrant, making it a wonderful place to call home. The property is also within walking distance to Burnham Train Station providing links to Central London.

In summary, this two-bedroom lower maisonette on Coniston Crescent presents an excellent opportunity for those seeking a blend of comfort, convenience, and outdoor space in Slough. With its modern amenities and prime location, it is sure to attract interest from a variety of potential buyers or renters.





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- Two Bedroom Ground Floor Maisonette
- Spacious Lounge Leading to Private Rear Garden
- Beautifully Presented Throughout
- Close to Burnham Train Station & Walking Distance To Burnham Grammar
- Driveway Parking
- Side Pedestrian Access
- Long Lease: 90 Years Remaining
- Ground Rent: £666 Service Charge: £25
- EPC : C
- Council Tax Band : 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	

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		
England & Wales	EU Directive 2002/91/EC	

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