



SIMMONS & SON



Moreton Way, Slough, SL1 5LS

Offers In Excess Of £450,000 Freehold

Located in Moreton Way, Slough, this delightful three-bedroom semi detached house offers a wonderful opportunity for first-time buyers. The property boasts ample living space, making it perfect for families or those seeking a comfortable home.

The house is ideally situated close to the quaint Cippenham village, providing easy access to local amenities, shops, and community facilities. This vibrant area is known for its friendly atmosphere and convenient transport links, ensuring that you are well-connected to the surrounding regions.

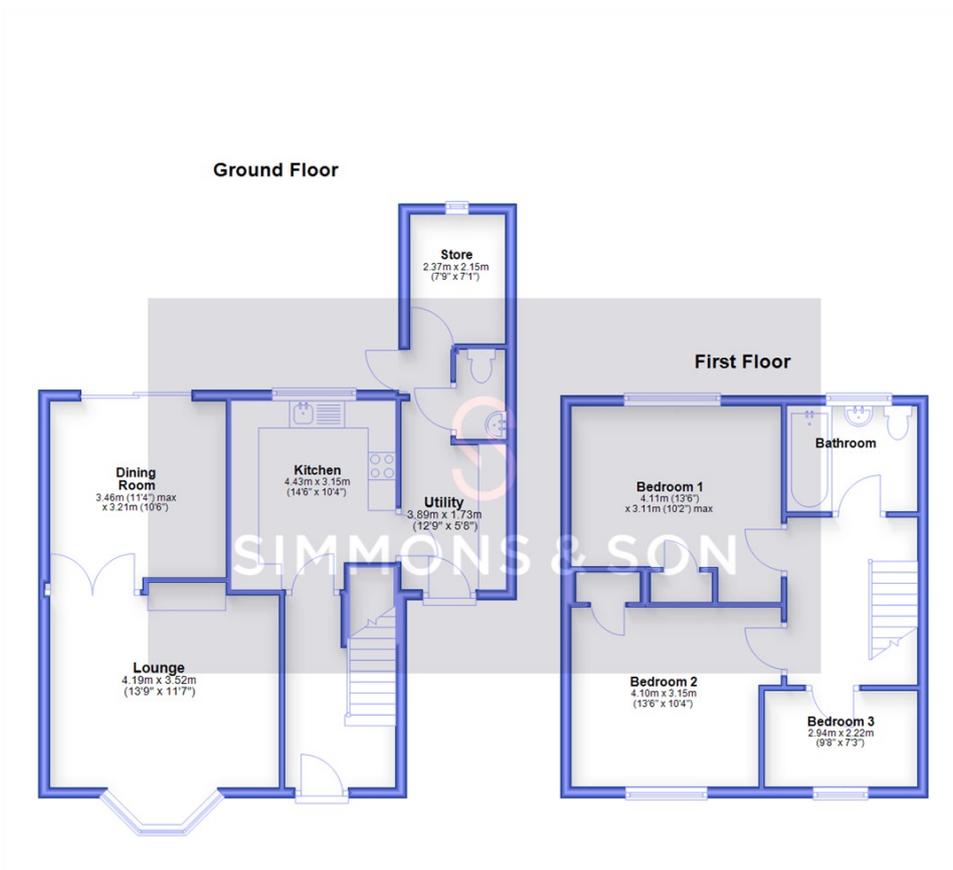
One of the standout features of this property is the potential for extension, subject to planning permission. This offers the exciting possibility to personalise and expand your living space to suit your needs, making it a truly versatile home.

Additionally, the property benefits from driveway parking, a valuable asset in this area, allowing for convenient off-street parking for you and your guests.

In summary, this three-bedroom semi detached house on Moreton Way is an excellent choice for first-time buyers looking to establish themselves in a welcoming community. With its spacious layout, potential for extension, and proximity to Cippenham village, this property is not to be missed.



Moreton Way, Slough, SL1 5LS



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.

- Three Bedroom Semi Detached Family Home in Cippenham Village
- Excellent Transport Links and Within Walking Distance to Burnham Train Station
- Driveway Parking
- South Facing Rear Garden
- Quiet Residential Road
- Close to Local Amenities & Schools
- Potential to Extend STPP
- Utility With Downstairs Cloakroom
- Council Tax Band : D
- EPC : 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			
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	

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.