



# SIMMONS & SON



**Salt Hill Way, Berkshire, SL1 3TX**

**Offers In Excess Of £375,000 Freehold**

Welcome to this three-bedroom family home located on Salt Hill Way in Slough, Berkshire. This property offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking a spacious residence.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The three well-proportioned bedrooms offer ample space for family living, ensuring everyone has their own sanctuary.

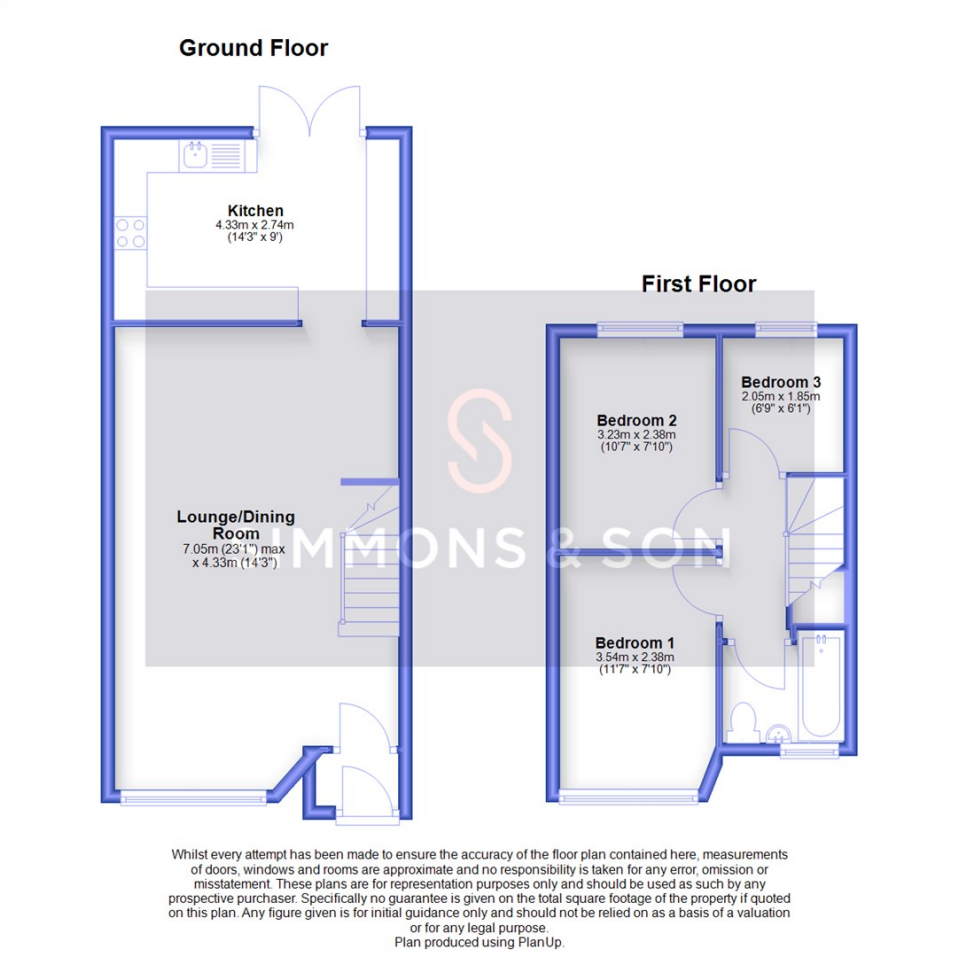
One of the standout features of this home is the potential to extend, subject to planning permission, allowing you to tailor the property to your specific needs and preferences. Additionally, the service road to the rear provides easy access and enhances the overall functionality of the property.

Parking is available, ensuring that you have a designated space for your car. The location is particularly advantageous, as it is within walking distance to Slough Train Station, which offers direct links to Central London. This makes commuting a breeze and opens up a world of opportunities for work and leisure.

Furthermore, this property is offered with no onward chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to settle into a family home, this property presents an excellent opportunity in a sought-after area. Do not miss the chance to make this house your new home.



Salt Hill Way, Slough Berkshire, SL1 3TX



- Three Bedroom Family Home
- Potential to Extend STPP
- Service Road to Rear
- Walk to Slough Train Station Providing Direct Links to Central London
- Close to M4 Motorway
- Driveway Parking for Two Vehicles
- No Onward Chain
- GCH & DG
- Council Tax Band-C
- EPC-TBC



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		

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.