



# SIMMONS & SON



**Wiltshire Avenue, Slough, SL2 1BB**

**£1,800 PCM**

Situated on the sought-after Wiltshire Avenue in Slough, this delightful three-bedroom home combines everyday convenience with warm, inviting living spaces. Inside, a cosy reception room serves as the perfect hub for relaxing or entertaining guests. The versatile accommodation includes two spacious double bedrooms along with a bright single room—ideal as a nursery, dedicated home office, or guest room to suit your needs.

Perfectly placed for families, the property is just moments from St Anthony's Primary School and benefits from excellent local transport links that make daily commuting effortless., this vibrant home presents an exceptional opportunity in a thriving neighbourhood.

Available immediately for a seamless move-in



Wiltshire Avenue, Slough, Berkshire, SL2 1BB



- Three Bedroom House
  - Driveway Parking
  - Council Tax: Band C - £2,141.01
  - Available Immediately
- Unfurnished
  - Gas Central Heating
  - Holding Deposit - £415.38
- Double Glazed
  - EPC - Band D
  - 5 Week Deposit - £2,076.20



| 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 | 90        |

| 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.