

Also at:
Slough
Langley



Canterbury Avenue, Slough, SL2 1DZ

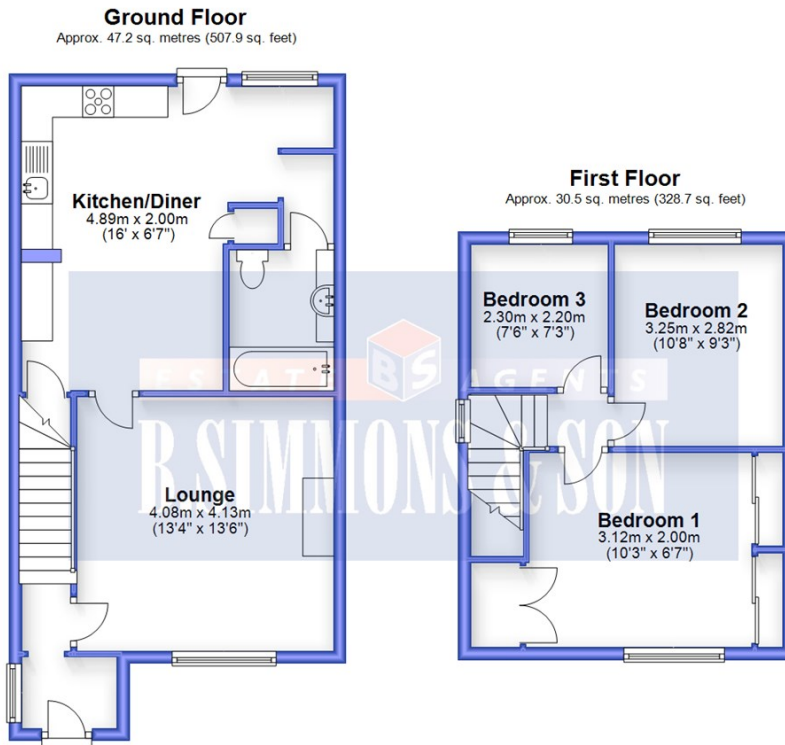
£1,350 PCM

EXTENDED FAMILY HOME

Extended three bedroom semi detached house, located in a popular area, close to the Farnham Road. The property is presented in excellent order throughout and benefits from uPVC double glazed windows, gas central heating, spacious lounge, kitchen/ diner, downstairs bathroom, three bedrooms and large rear garden with side pedestrian access. The property offers excellent transport links into central Slough and is a short drive to the M4 motorway. Available end of October.



Canterbury Avenue, Slough, Berkshire, SL2 1DZ



Total area: approx. 77.7 sq. metres (836.6 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.

- Three Bedroom Family Home
- Kitchen/ Diner
- Semi Detached
- EPC : C
- DG & GCH
- 1 weeks rent reservation fee
- Large Rear Garden
- Available end of October
- Downstairs Bathroom



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	86
			71

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	87
			71

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.