



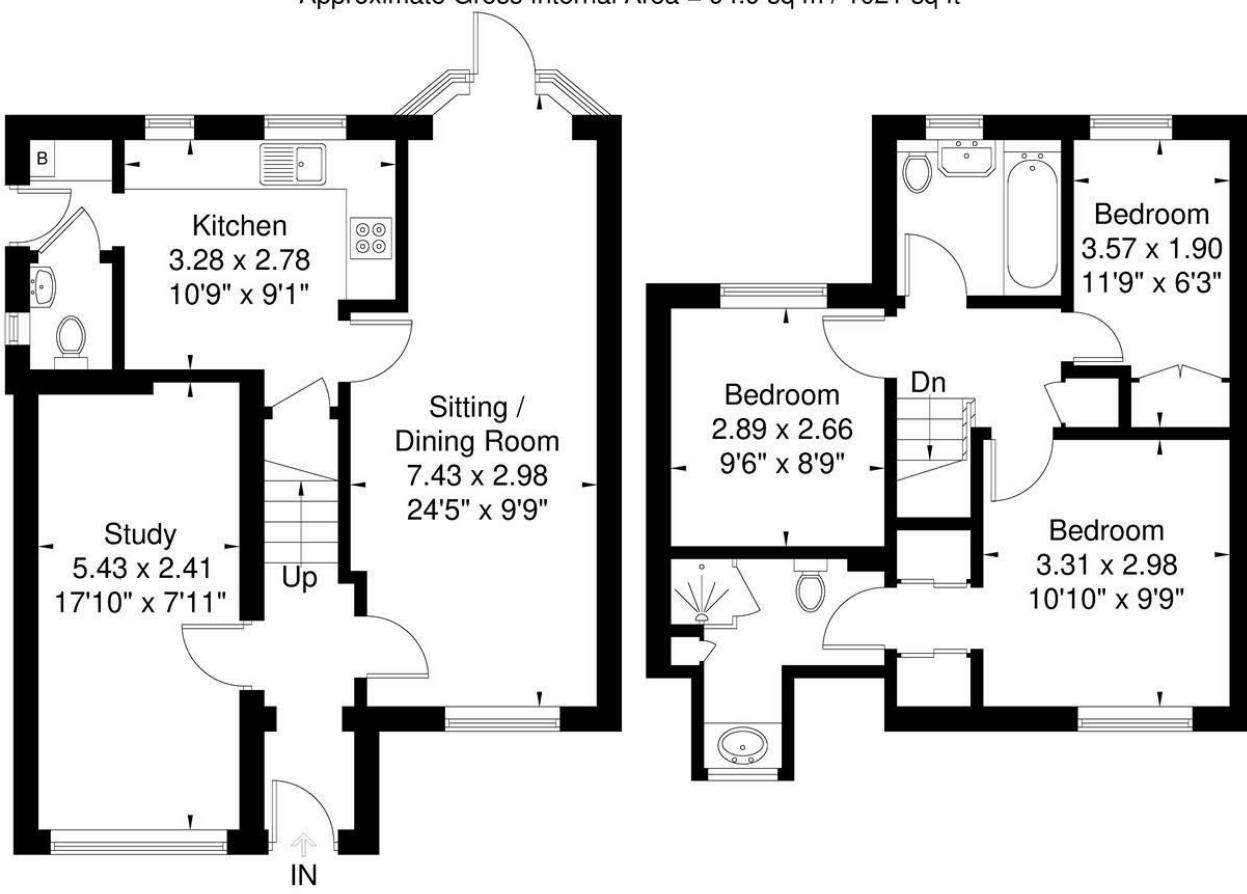
**51 Richards Way  
Slough, Berkshire SL1 5TR**

**Offers in excess of £525,000**

A superb opportunity to purchase this beautifully presented three/four bedroom detached modern family home perfectly positioned on one of the most sought-after roads in Cippenham Village. Kept to a high standard which is credit to its current owners, key features include a 24'5 living/dining, a modern kitchen, a ground floor cloakroom, a 17'10 study/family room/bedroom four, three double bedrooms, an en-suite shower room to the master bedroom, a family bathroom suite, driveway parking for 2-3 cars, gas central heating and double glazing. The property has potential for an extension which will be subject to normal planning consent. The location is a commuter's dream, with Burnham Station (Main Paddington Line and Crossrail Station - 24 minutes into London, 46 minutes to Canary Wharf) being less than a 20-minute walk. Numerous state and private schools can be found in the Cippenham and Burnham area, most within walking distance, providing schooling from toddlers through to adult education. Three major supermarkets are also located within a very short proximity, one within walking distance. Junction 6 of the M4 motorway is less than a five-minute drive, providing easy access to Heathrow Airport, Central London, Maidenhead, Reading, Slough Central and the M25/M40 network. Local buses which stop close by offer a frequent service into Slough Town Centre, with its well-connected bus station (services running to Heathrow and West London all day), a high street, shops, restaurants and leisure facilities. The River Thames is a couple of minutes walk, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive. We highly recommend early viewings to avoid disappointment. Freehold. EPC - C.

### Richards Way

Approximate Gross Internal Area = 94.9 sq m / 1021 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C	69	
(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		

Please Note: Jackson O'Rourke Estate Agents have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings etc.

We believed these particulars to be correct however they are not guaranteed by the vendor or ourselves.. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.