



JACKSON O'ROURKE

ESTATE AGENTS

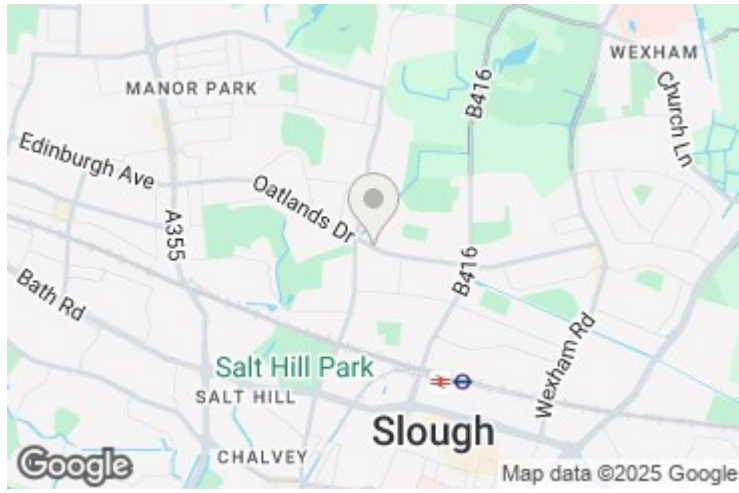


**131 Elliman Avenue
Slough, Berkshire SL2 5BD**

Asking price £524,950

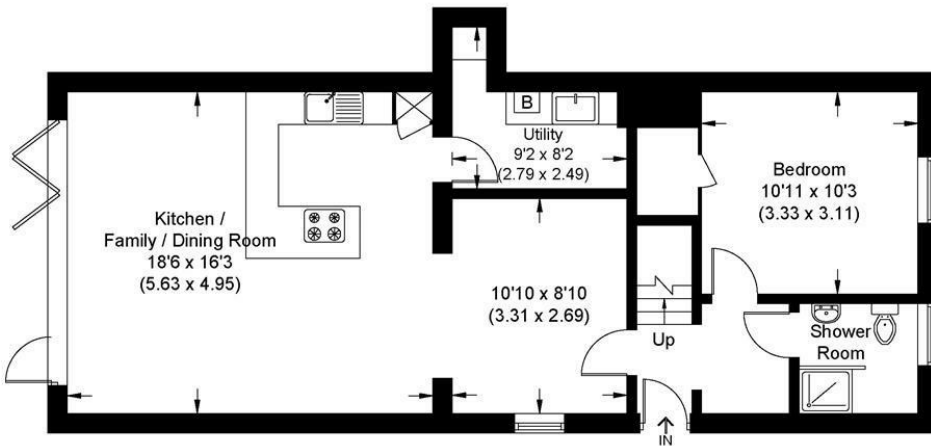
A superb opportunity to purchase this stunning three bedroom extended family home which has been the subject of complete refurbishment, rarely available and perfectly located on a highly sought-after road close to the heart of Slough town centre. The property is presented to the highest of standards and offers spacious and versatile accommodation throughout, especially for any buyers who require a ground-floor bedroom and shower room. Property features include a top of the range large kitchen/breakfast/family room with bi-folding doors leading to a large rear garden and integrated appliances including oven, fridge/freezer, dishwasher and two sinks, a utility room, a study area, a ground floor shower room, a second reception room (or bedroom three), two first floor bedrooms, a family bathroom suite, driveway parking for two/three cars, UPVC double glazing and gas central heating. The property offers easy access into Heathrow Airport, Central London, Windsor, Maidenhead, Reading, High Wycombe and the M25/M40 motorway network. The property is also in the catchment area of highly sought-after schools, from toddler education through to grammar schools. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes drive. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive. The property is a three minute drive to Slough mainline station which offers a regular service to London Paddington, Tottenham Court Road, Liverpool Street and Canary Wharf. Sold with no onward chain. Highly recommended.

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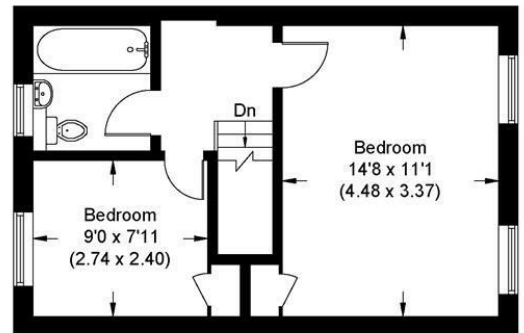


Elliman Avenue

Approximate Gross Internal Area 97.04 sq m / 1044.53 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	86
		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	

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.