



JACKSON O'ROURKE

ESTATE AGENTS



**222 Weekes Drive
Slough, Berks SL1 2YR**

Asking price £434,950

A superb three bedroom family home located on a quiet cul-de-sac in the heart of Cippenham. The property is presented to a good condition throughout which is credit to the current owner. Offering spacious living, key features include a downstairs cloakroom toilet, a 15'9 x 10'9 living room, a spacious fully fitted kitchen, a study room, a family bathroom suite, three first floor bedrooms, gas central heating, double glazed windows/doors, a south facing private rear garden with wooden decking and driveway parking for two cars. Situated on a highly sought after road the property is within walking distance of Burnham station (main Paddington Line and Crossrail Station, 20 minutes into London). The property is also within the catchment area of outstanding schools - including Montem Academy, Herschel Grammar and The Westgate School. Three major supermarkets are located within a very short proximity, local shops are a couple of minutes walk as is the Thames river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 6 of the M4 is a 2 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive. Freehold. Highly recommended. EPC - C

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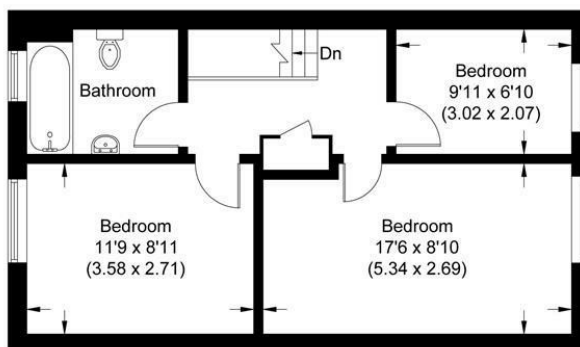


Weekes Lane

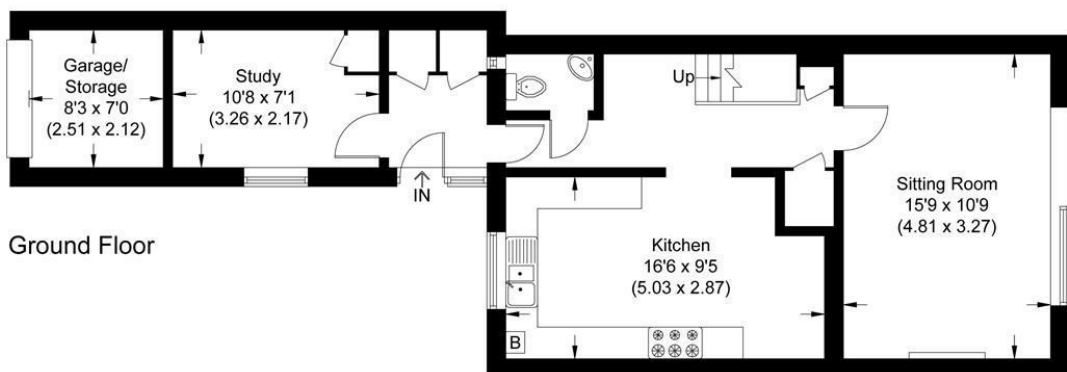
Approximate Gross Internal Area 94.03 sq m / 1012.13 sq ft
(Excluding Garage / Storage)

Garage / Storage Area 4.60 sq m / 49.51 sq ft

Total Area 98.63 sq m / 1061.64 sq ft (Including Garage / Storage)



First Floor



Ground 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		86
(81-91)	B		
(69-80)	C	72	
(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 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.