



JACKSON O'ROURKE

ESTATE AGENTS

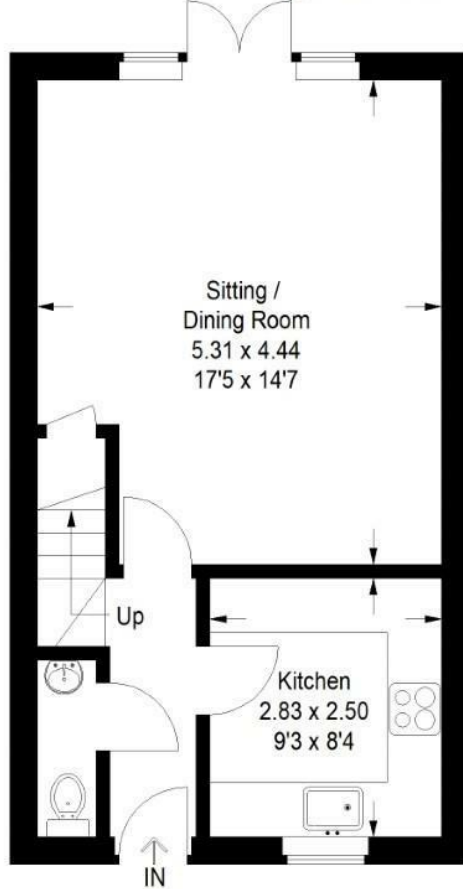


**8 Gowings Green  
Cippenham, Berkshire SL1 5UN**

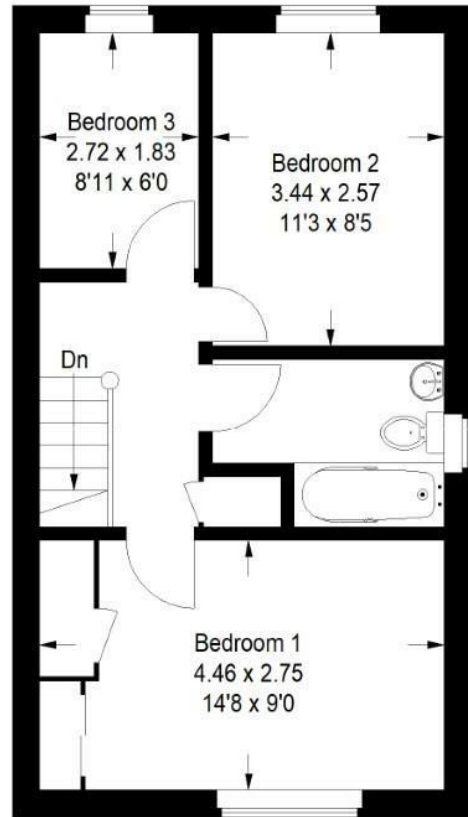
**Offers in excess of £390,000**

A fantastic opportunity to purchase this three bedroom end of terrace family home, perfectly positioned towards the end of a quiet cul-de-sac and located within a popular and modern development in the heart of Cippenham Village. Key features include a large living/dining room, a garage and parking for two cars, a brand new fitted kitchen, a ground floor cloakroom, a brand new combi boiler, a good size private rear garden, a family bathroom suite, three first floor bedrooms, loft storage space, gas central heating and double glazed windows. The property is situated within the catchment area of highly sought-after primary and grammar schools and also within easy reach of Burnham station (Elizabeth Line - Crossrail Station). 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 5 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.

Approximate Gross Internal Area = 74.7 sq m / 804 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			90
(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	

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.