



JACKSON O'ROURKE

ESTATE AGENTS



**23 Burnham Lane
Slough, Berkshire SL1 6LH**

Offers in excess of £550,000

An excellent opportunity to purchase this extended and beautifully presented three bedroom semi detached family home perfectly located on the border of Cippenham Village and Burnham. The property boasts high specification throughout and is a credit to its current owner. Key features include a 27' x 18'9" living room, a top of the range 18'5" x 17' kitchen/breakfast/family room leading to a large rear garden, a utility room, a modern ground floor cloakroom, three first floor bedrooms, a modern family bathroom suite, a loft which could easily be converted into a bedroom, gas central heating, double glazing and driveway parking for at least two cars. The property's fantastic location is ideal for the catchment of Cippenham and Burnham Schools, most are within walking distance and provide outstanding schooling from toddler through to adult education. For commuters - Burnham station is less than a 5 minute walk and offers regular a service every 15 minutes to Central London via The Crossrail (The Elizabeth Line). Major supermarkets, local shops and several retail parks which offer a selection of branded names and famous restaurants are located close by and well within walking distance. Junction 7 of the M4 is less than a two minute drive, offering quick and easy access into Central London, Heathrow Airport and the M25/M40 motorway network. Viewings highly recommended. Freehold.

Burnham Lane SL1

Approximate Gross Internal Floor Area = 120.0 sq m / 1292 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

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	78

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.