



JACKSON O'ROURKE

ESTATE AGENTS



**115 Bower Way
Slough, Berkshire SL1 5HA**

Asking price £439,999

A fantastic opportunity to purchase this spacious and immaculately presented three bedroom end of terrace extended family home perfectly located in the heart of Cippenham Village. The property boasts high specification, with key features including a large living/dining room. A fully fitted kitchen with separate, a family bathroom suite, three first floor bedrooms, a good size and attractive rear garden, Bar/garden room, driveway parking, gas central heating and double glazing. The property is situated within the catchment of some of the most popular and outstanding schools in Cippenham and Burnham. The property is perfectly located for commuters travelling to central London, with Burnham station being less than a ten minute walk. Burnham station currently offers a service to Paddington Station every 30 minutes. However, with the Crossrail fast approaching, those travelling to London can expect a much speedier and direct service to central London and the West End. The property is also located just off the M4 junction 6 and offers easy access into Heathrow Airport, Central London, Slough Town Centre, Maidenhead, Reading, High Wycombe and the M25/M40 motorway network. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes drive away. Local busses which stop very close by offer a frequent service into Slough town centre, with its well connected bus station, high street, shops, restaurants and leisure facilities. Viewings for this property are highly recommended. Freehold. EPC = D

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Bower Way

Approximate Gross Internal Floor Area = 90.5 sq m / 974 sq ft

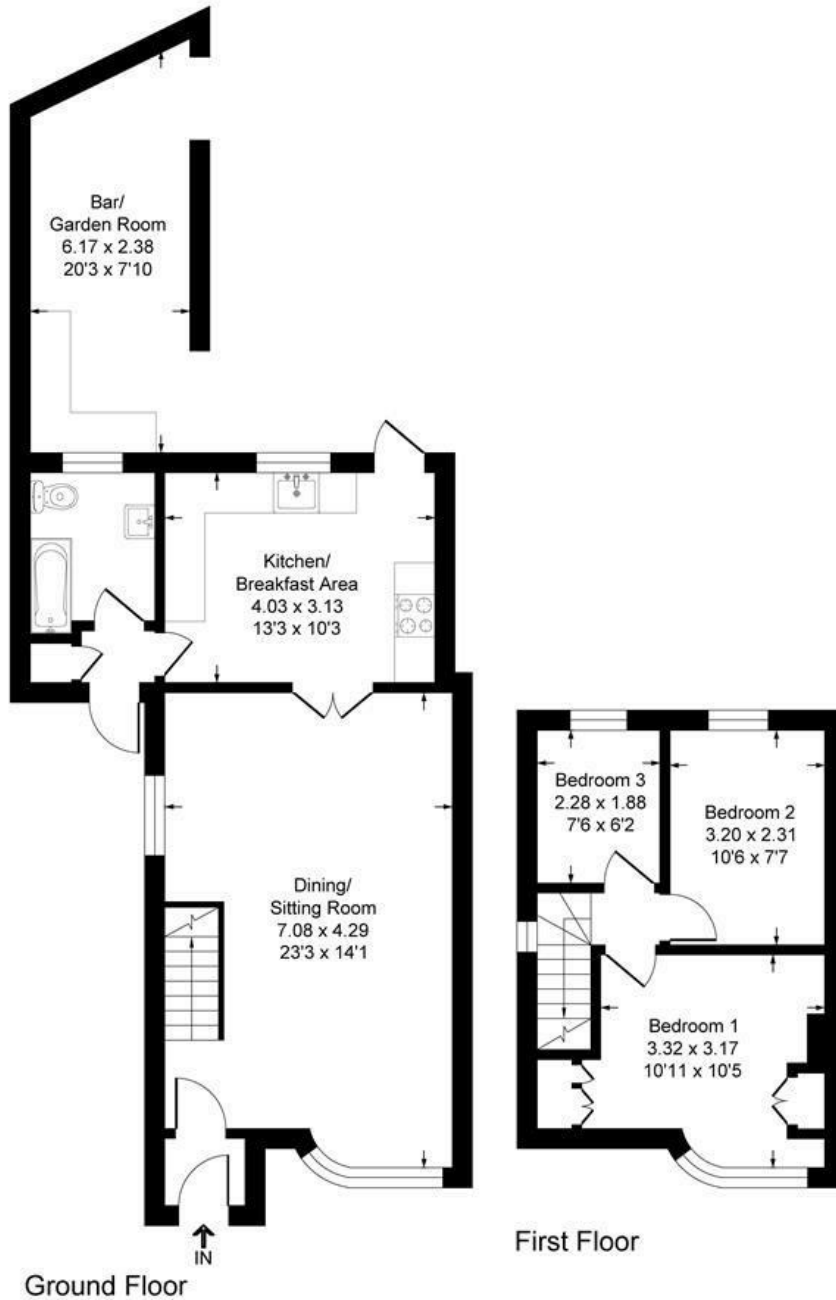


Illustration for identification purposes only, measurements are approximate, not to scale.

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	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.