

**3 Boulters Close  
Slough, SL1 9BG****£350,000**

A fantastic opportunity to purchase this spacious and well presented two bedroom mid terrace family home perfectly located within a popular development in the heart of Cippenham Village. The property boasts some excellent features such as driveway parking, two double bedrooms, a modern kitchen and bathroom, a private rear garden, gas central heating and double glazing throughout. The property has a prime location on a quiet cul-de-sac and is located very close to shops and within a five minute walk of the local Asda supermarket. The property is perfectly situated within

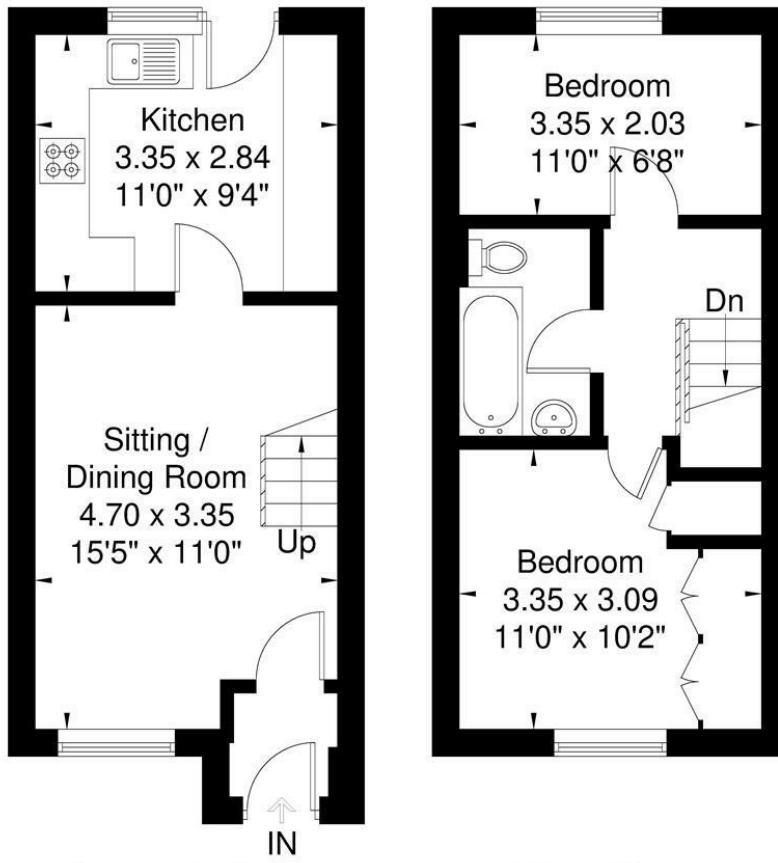
the catchment area of popular schools and within easy reach of both Burnham and Slough train station (Main Paddington Line and Crossrail Station, 20 minutes into London). Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive. Ideal purchase for first time buyers. Freehold. Viewings for this property are highly recommended.

3 Boulters Close, Slough, SL1 9BG



### Boulters Close

Approximate Gross Internal Area = 52.5 sq m / 565 sq ft



### Ground Floor

### First Floor

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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B	89		(81-91) B		
(69-80) C	71		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			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.