

### 46 Gervaise Close Cippenham, Berkshire SL1 5NQ

**Asking price £475,000**

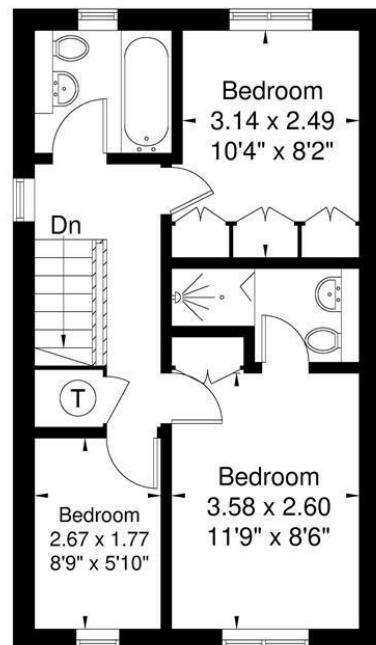
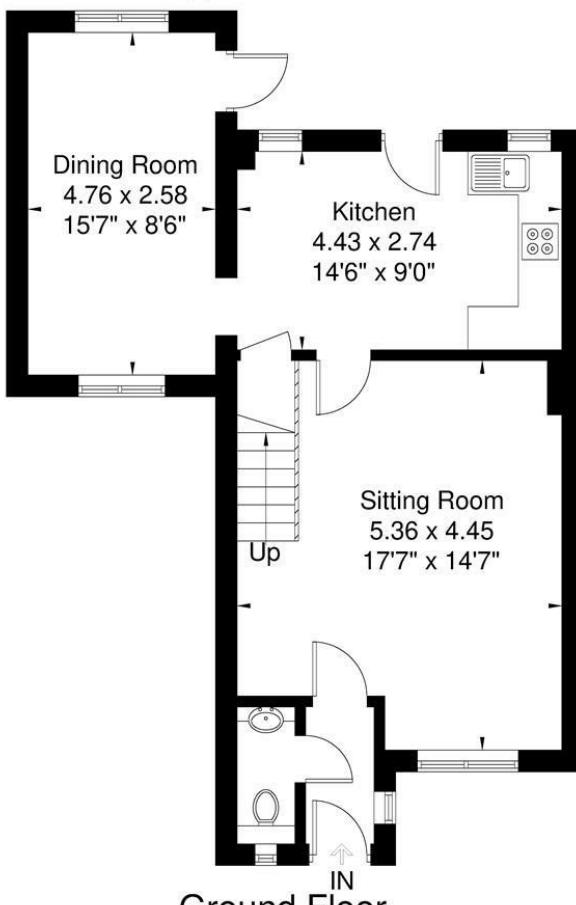
\*\*\* Three/Four Bedroom Semi Detached Family Home \*\*\* Jackson O'Rourke Estate Agents is delighted to bring to the market this spacious, modern and well presented three/four bedroom semi detached family located within the heart of Cippenham Village. The property boasts thoughtful accommodation throughout, including a large living/dining room, a luxury fitted modern kitchen, a family room/bedroom four on the ground floor, a new modern family bathroom suite on the first floor, three further bedrooms, a good size rear garden and driveway parking for two cars. The property is located on a quiet cul-de-sac and across from a small park, perfect for families. There is also extra on road parking adjacent to the property, perfect for visitors. The property is well within walking distance of Burnham Train Station proving this to be a great investment. It is located within approximately two miles of Slough town centre, with its abundance of food stores, retail shops, pubs and restaurants, leisure and sports facilities. Just a 3 minute drive from the property is junction 6 of the M4 motorway, providing fast access to London and a short drive to the M25/M40 motorway network. Heathrow Airport is only 12 miles away. Numerous state and private schools can be found in the area, most within walking distance, providing schooling from toddlers through to adult education. Three major supermarkets are also located within a very short proximity, one within walking distance. We highly recommend you book an early internal viewing to avoid disappointment.

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### Gervaise Close

Approximate Gross Internal Area = 90.8 sq m / 911.9 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		
(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.