



# JACKSON O'ROURKE

## ESTATE AGENTS



**245 Eltham Avenue  
Slough, SL1 5AF**

**Asking price £450,000**

A beautifully presented three bedroom modern family home located in one of the most sought-after modern developments in Cippenham Village. The property offers light and spacious accommodation, with key features including a 19'6 x 14'6 living room, a 14'6 x 11' kitchen/diner, a ground floor cloakroom, three good size bedrooms, a modern family bathroom suite, loft storage space, a private rear garden, one allocated parking space (with further visitors parking spaces available), fully double glazed windows and gas central heating. The property is perfectly positioned within the catchment area of highly sought-after schools and well within walking distance of Burnham Rail Station (Main Paddington line and Crossrail station, 20 minutes into London). 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. Landlords/Investors looking to purchase this property can expect a rental income of £1800 per calendar month. The property will be sold with no onward chain. Freehold.

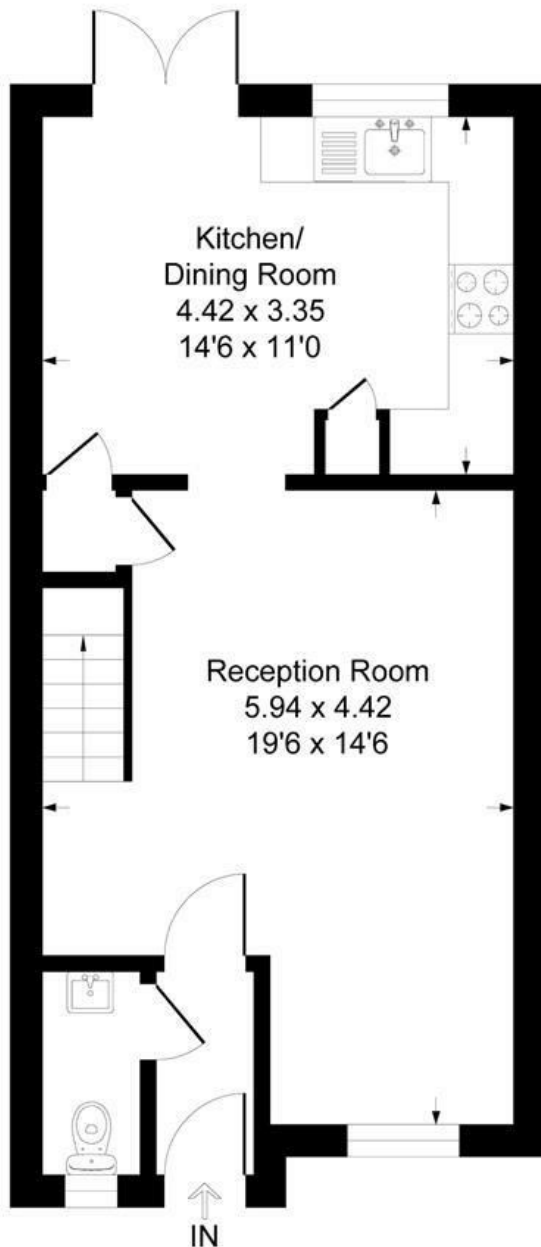
245 Eltham Avenue, Slough, SL1 5AF



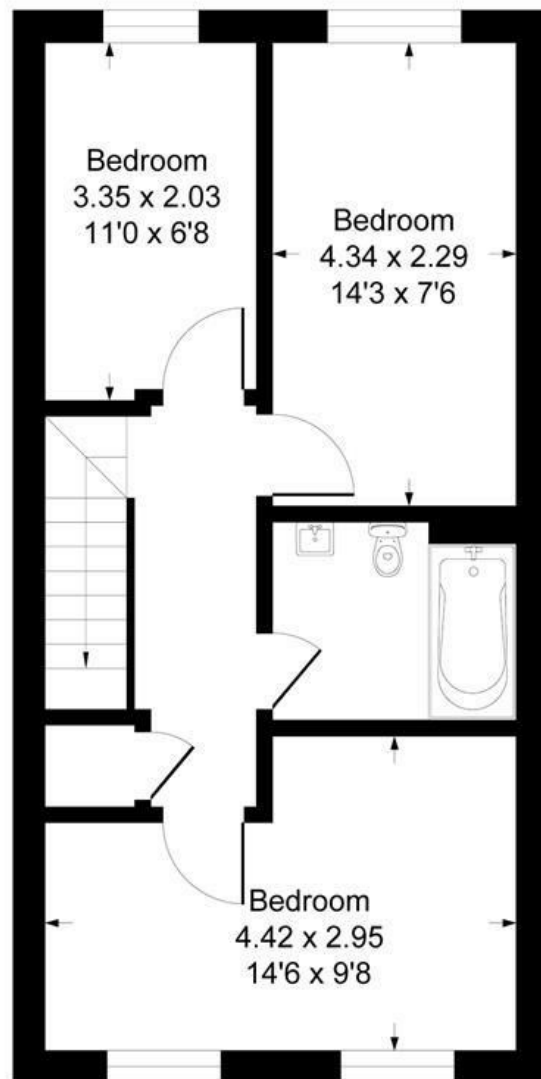


# Eltham Avenue SL1

Approximate Gross Internal Floor Area = 84.4 sq m / 909 sq ft



Ground Floor



First Floor

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		80	85
		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.