



JACKSON O'ROURKE

ESTATE AGENTS



**64 Richards Way  
Cippenham, Berkshire SL1 5EU**

**Offers in excess of £390,000**

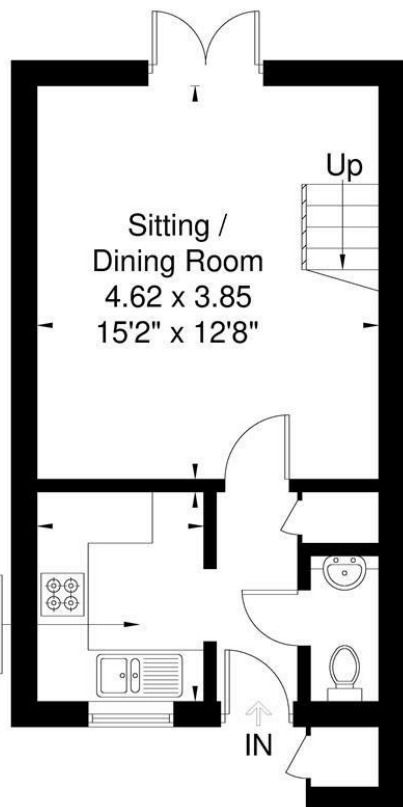
A superb opportunity to purchase this immaculately presented two bedroom end of terrace family home, sold with a garage, and perfectly located within a sought after modern development in the heart of Cippenham Village. Key features include two generously sized double bedrooms, a ground floor cloakroom, a contemporary fitted kitchen with gas hob, laminate wood flooring throughout on the ground floor, made to measure window shutter blinds, gas central heating with a modern condensing combi boiler, a modern bathroom suite on the first floor, UPVC double glazed windows, a beautiful private rear garden with covered decking and side access, a well maintained front lawn with attractive greenery, off street parking for 2-3 cars and a garage. The property is perfectly situated within the catchment area of popular schools (including Western House, The Westgate School and Burnham Grammar) and a 20 minute walk to Burnham train station (Crossrail - The Elizabeth Line). Three major supermarkets are located within a very short proximity, local shops and retail parks 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 and 7 of the M4 are both approx. 5 minutes drive, providing easy access to Heathrow Airport, Central London and the M25/M40 motorway network and Reading to the West. Windsor town centre with its high street, Castle, restaurants, leisure facilities and the famous Long Walk in Windsor Great Park is a mere 10 minute drive. The perfect starter home for first time buyers, commuters or an ideal investment for landlords. Viewings highly recommended. Freehold. EPC - C

## Richards Way

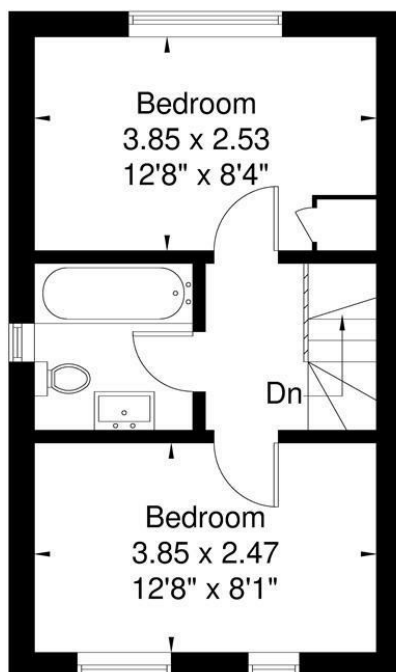
Approximate Gross Internal Area = 58.4 sq m / 628 sq ft

Garage = 14 sq m / 150 sq ft

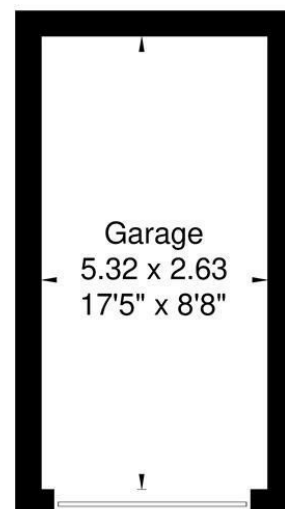
Total = 72.4 sq m / 778 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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			86
(81-91) B			
(69-80) C		69	
(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.