

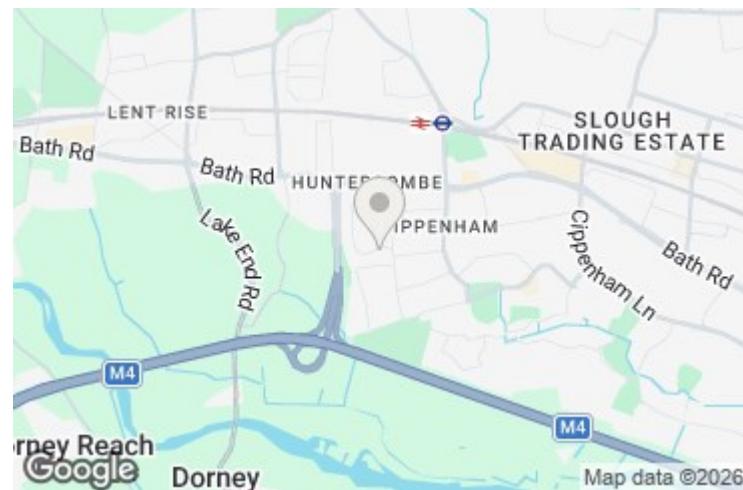


**162 St. Georges Crescent  
Slough, SL1 5PD**

**Asking price £470,000**

A fantastic opportunity to purchase this well presented three/four bedroom semi detached family home perfectly located in the heart of Cippenham Village. Offering spacious accommodation, key features of the property include a large 21'2 x 11' living room, an 11'5 x 8'3 kitchen, a 13'2 x 7'9 conservatory/dining room, a first floor family bathroom suite, three first floor bedrooms, a very useable large loft room with staircase and W.C, a large rear garden, driveway parking for three cars, a garage, UPVC double glazed windows and gas central heating to radiators. The property also offers the potential for further extension and /or a loft dormer, all subject to normal planning rules. The property is perfectly situated within walking distance of Burnham station (Crossrail station - The Elizabeth Line), offering a regular service to London Paddington and The West End every 30 minutes. Less than a five minute drive from the property is junction 7 of the M4 motorway, providing easy access to Central London, Maidenhead, High Wycombe, Reading, Heathrow Airport and the M25/M40 motorway network. Highly sought-after schools (both primary and grammar) can be found in the area, most within walking distance, providing schooling from toddlers through to adult education. 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 buses which stop very close by offer a frequent service into Slough town centre, with its mainline train station, well connected bus station, high street, shops, restaurants and leisure facilities. We highly recommend early viewings to avoid disappointment. Freehold.

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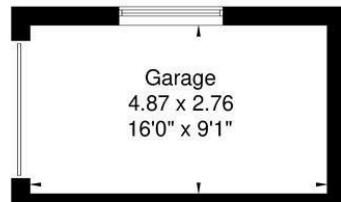


### St Georges Crescent

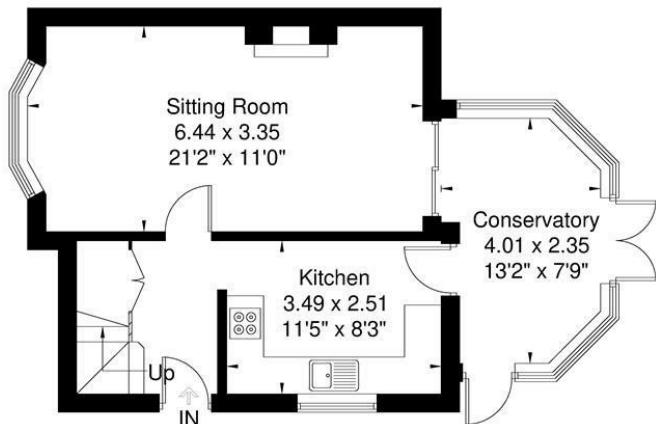
Approximate Gross Internal Area = 106.7 sq m / 1148 sq ft

Garage = 13.3 sq m / 143 sq ft

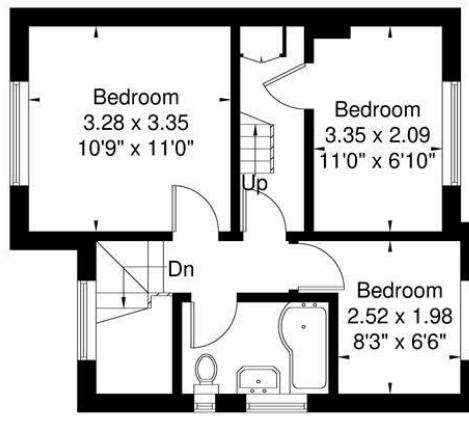
Total = 120.0 sq m / 1291 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
EU Directive 2002/91/EC			
England & Wales			

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.