



JACKSON O'ROURKE

ESTATE AGENTS



**89 Braemar Gardens
Slough, Berkshire SL1 9DB**

Guide price £429,950

Rarely available to the market is this superb two bedroom end of terrace spacious family home located in the charming neighbourhood of Braemar Gardens, Cippenham. Presented to an immaculate standard throughout and offering a generous area of 1,335 square feet and with scope for further extension, this very large two bedroom property is ideal for families or professionals. The house features two inviting reception rooms, a 17'1 x 10'10 living room and a separate 17'1 x 8'9 dining room, providing ample space for relaxation and entertaining guests. The large double garage offers additional storage or parking options and could benefit from a conversion into an extra reception room or bedroom with en-suite, while the driveway comfortably accommodates two vehicles, a rare convenience in today's market. The property also features two first floor double bedrooms and a family bathroom suite. The family kitchen is fully fitted with a range of modern units and a gas cooker point. Constructed between 1980 and 1989, this property combines modern living with a touch of classic charm. The surrounding area is well-connected, offering easy access to local amenities, schools, and transport links, making it a desirable location for both commuting and leisure. Both Burnham Station and Slough Station (both on the Elizabeth Line) are within a few minutes' drive. Viewings for this property are highly recommended. EPC - C

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Braemar Gardens

Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft

Garage = 26.5 sq m / 285 sq ft

Total = 124.1 sq m / 1335 sq ft



 = Reduced headroom below 1.5m / 5'0"

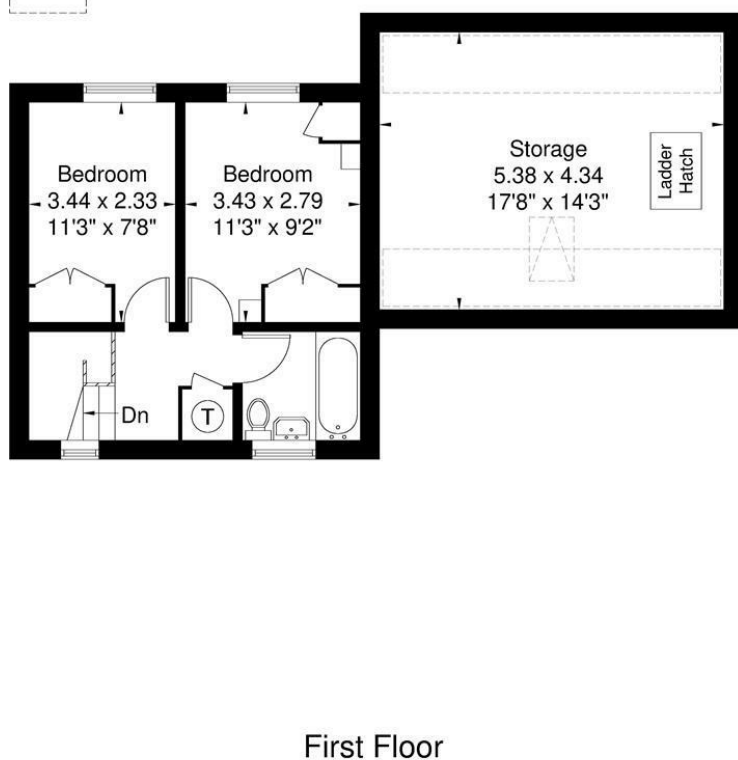
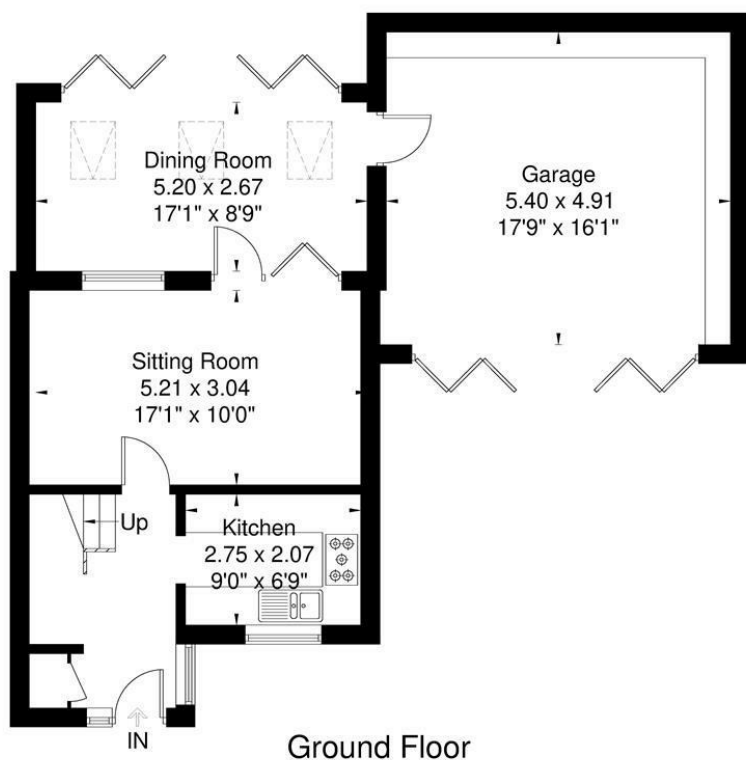


Illustration for identification purposes only,
measurements are approximate, not to scale.

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		69	74
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.