

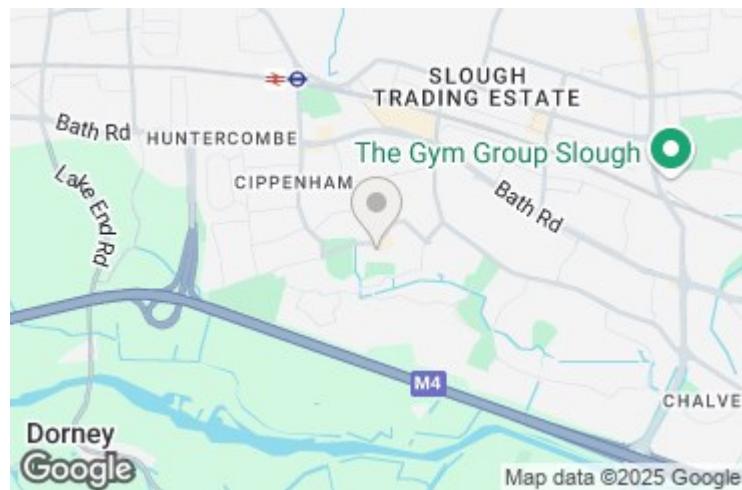


16 Robinhood Close Slough, Berkshire SL1 5DX

Asking price £434,950

Jackson O'Rourke are delighted to bring to the market this immaculately presented three bedroom extended family home perfectly situated in a quiet cul-de-sac located in the heart of Cippenham Village. Offering spacious accommodation throughout, key features include a large 22'9 living/dining room, a fully fitted 17' x 10' modern kitchen/diner, a conservatory, a modern bathroom suite, three first floor bedrooms, loft space, driveway parking, a garage, a private rear garden, UPVC double glazed windows and gas central heating. The location is perfect for Cippenham, Slough and Burnham Schools and local shops are less than a two minute walk. Two major supermarkets are located close by and within a few minutes drive. Burnham train station (Main Paddington Line and Crossrail Station - 20 minutes to London) is a 10 minute walk. The property is also located within a five minute drive of Junction 6 of the M4 Motorway, making this property ideal if commuting to Heathrow Airport, Central London, Maidenhead, High Wycombe and Reading etc. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive. Landlords/Investors can expect a rental return of £1800 per calendar month. Highly recommended. EPC -C

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Robinhood Close

Approximate Gross Internal Area = 81.3 sq m / 875 sq ft

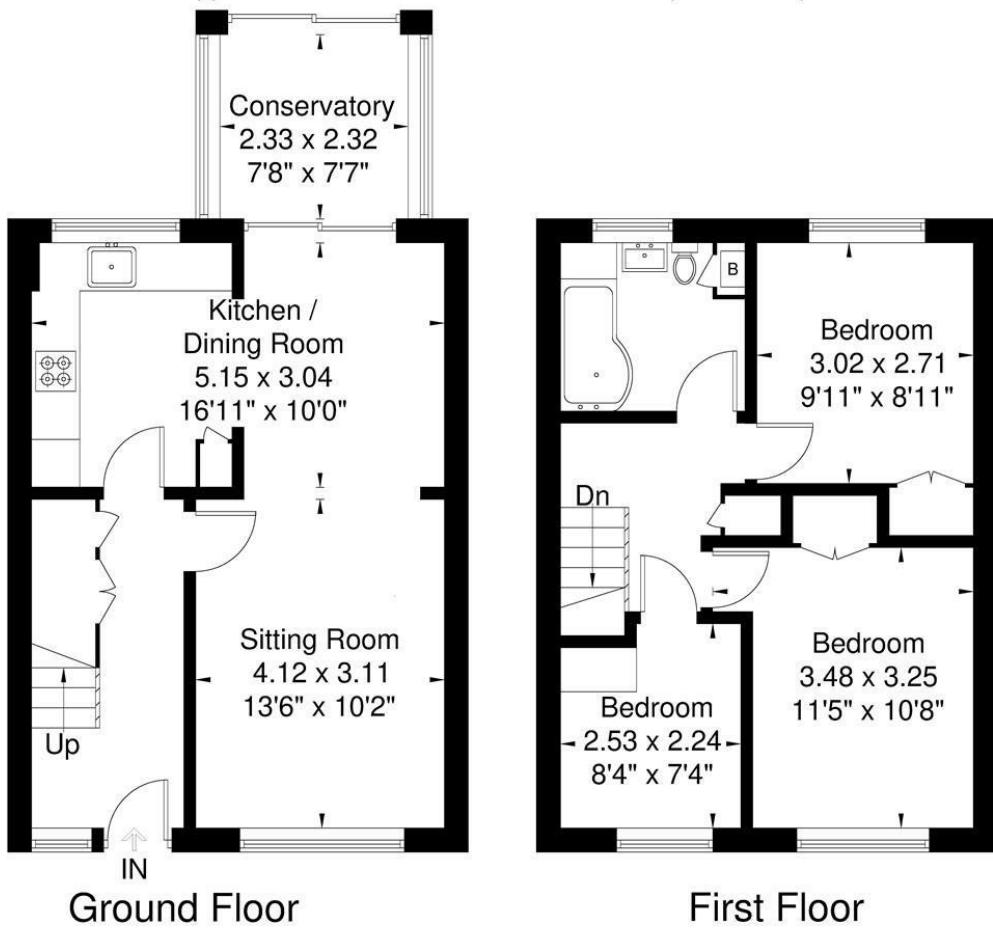


Illustration for identification purposes only,
measurements are approximate, not to scale.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 90 |
| (81-91) | B | 78 | |
| (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 ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | 92 |
| (81-91) | B | 80 | |
| (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.