



JACKSON O'ROURKE

ESTATE AGENTS



**35 Burgett Road
Slough, SL1 2TJ**

Asking price £414,950

Presented in good order throughout is this three-bedroom end of terrace family home perfectly located close to the heart of Cippenham Village and within easy reach of Slough town centre. Ideal for buyers looking for their first home, features include an entrance hallway, a living room, a kitchen, three bedrooms, a first floor family bathroom suite, loft storage space, an attractive enclosed rear garden, a large external storage cupboard, gas central heating and double glazed windows throughout. Numerous state and private schools can be found in the area, most within walking distance, providing schooling from toddlers through to adult education. This includes Montem Academy which is less than a 5 minute walk and boasts a recent 'outstanding' Ofsted report. Three major supermarkets are also located within a very short proximity, one within walking distance. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 network. Local buses which stop close by offer a frequent service into Slough Town Centre, with its famous bus Station, High Street, shops, restaurants and leisure facilities. Slough mainline station, which is within easy reach, is on the Main Paddington line and also offers a service every 15 minutes to Central London and the Underground via The Elizabeth Line. For investors/landlords looking to purchase, an expected monthly rental income of £1800 can be expected. The property is Freehold. Viewings highly recommended.

35 Burgett Road, Slough, SL1 2TJ



Burgett Road

Approximate Gross Internal Area = 79.1 sq m / 851 sq ft
 Store Room = 1.9 sq m / 20 sq ft
 Total = 81 sq m / 871 sq ft

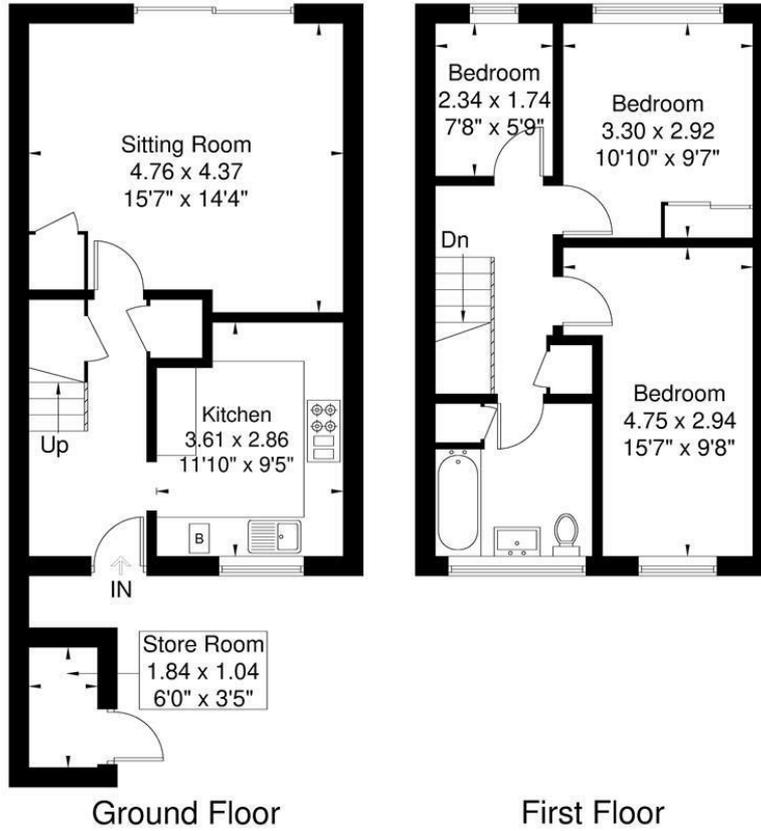


Illustration for identification purposes only,
 measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		75	81
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.