



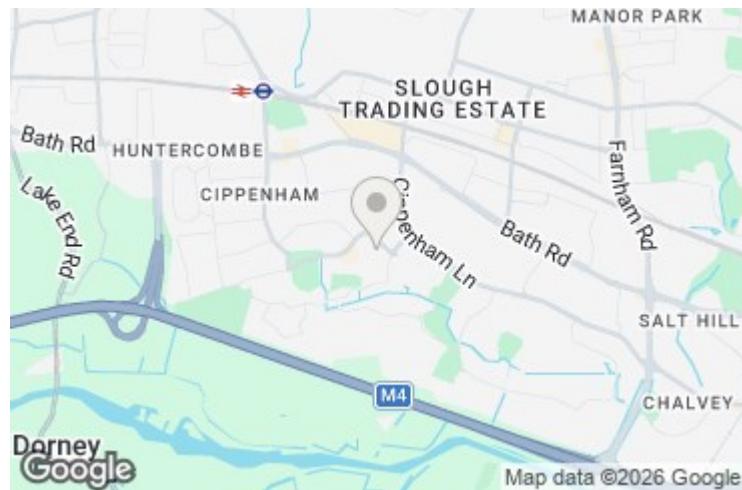
**29 Alder Close
Slough, Berkshire SL1 5DQ**

£350,000

A superb opportunity to purchase this well presented two bedroom terraced house perfectly located within a popular cul-de-sac right in the heart of Cippenham Village, just a few minutes walk to the village green and Mercian Way park. The property is an excellent first time purchase and equally a great investment for landlords who can expect a rental return of £1450 per calendar month. Potential for an extension is also a bonus, subject to normal planning rules. Features of the property include a living room, a fitted kitchen, a good size private rear garden, two first floor bedrooms, a bathroom suite, loft storage space, gas central heating and allocated parking. The property is conveniently located within walking distance of Burnham station (a ten minute walk), which currently offers a regular service to London Paddington every 30 minutes and will soon benefit from the upcoming Crossrail. The property is also located less than a five minute drive from Junction 6 of the M4 which provides quick and easy access into Central London, Heathrow

Airport, Maidenhead, Reading and links to the M25/M40 motorway network. The property is in the catchment area of popular schools, some within walking distance, providing schooling from toddlers through to adult education. Slough Town Centre is approximately two miles from the property and has a first class Mainline Train Station with a service to London Paddington every 12 minutes. Slough Station will soon also benefit from the new Crossrail service which will provide a speedy and regular service right into the heart of Central London. Viewings recommended. Freehold. SOLD WITH NO ONWARD CHAIN.

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Alder Close SL1

Approximate Gross Internal Floor Area = 49.7 sq m / 535 sq ft

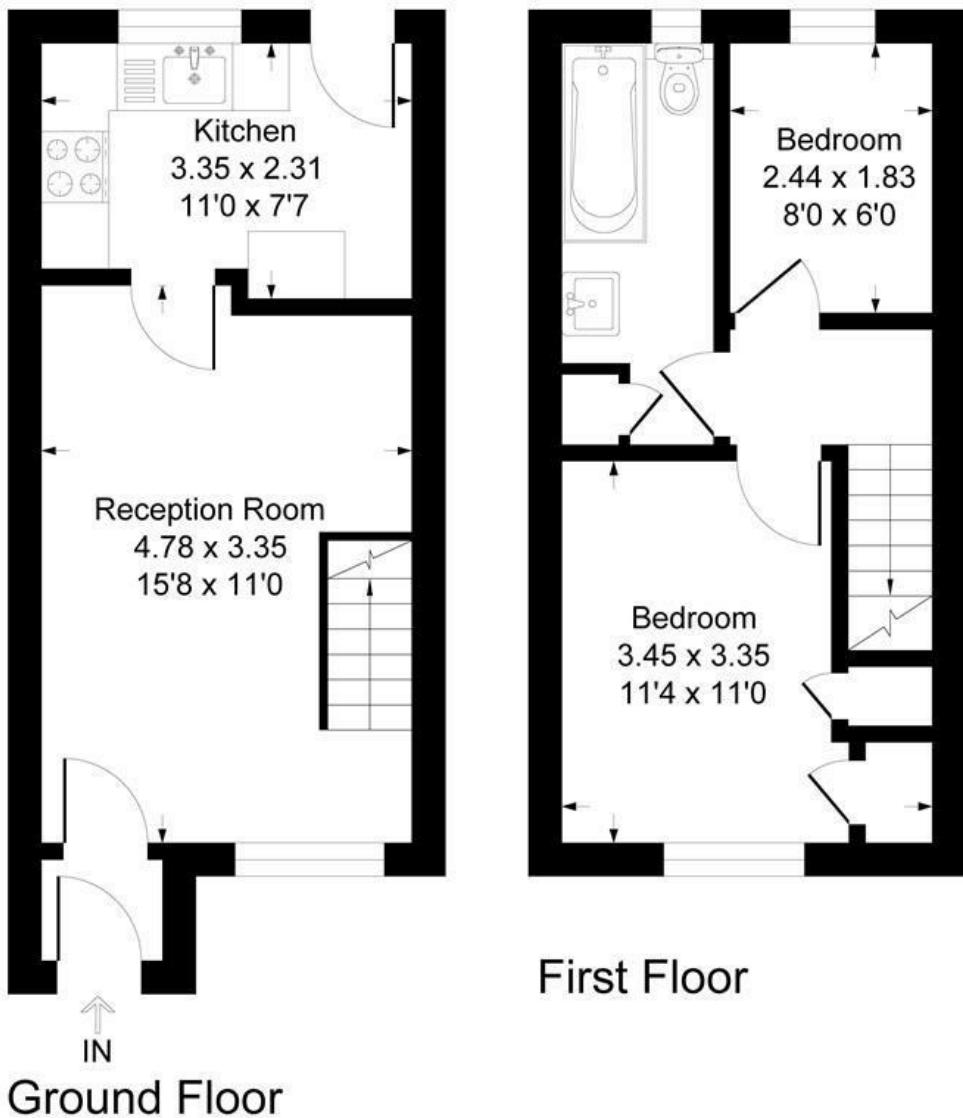


Illustration for identification purposes only, measurements are approximate, not to scale.

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		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.