



JACKSON O'ROURKE

ESTATE AGENTS

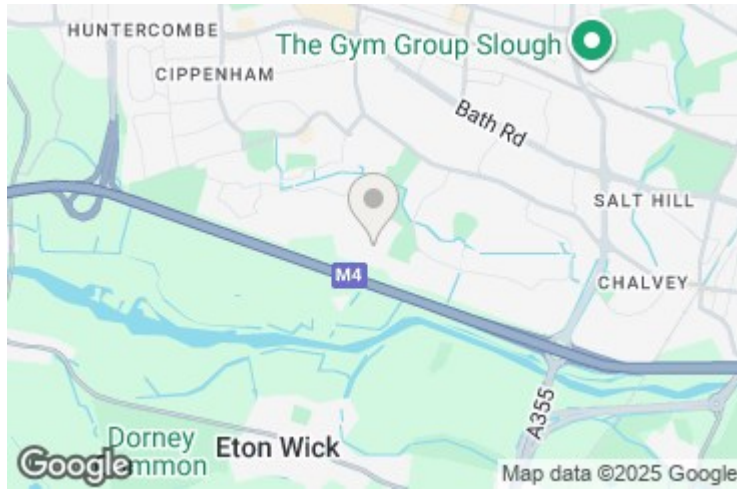


**18 Mathecombe Road
Slough, SL1 5FG**

Asking price £549,950

A well presented four bedroom semi-detached modern family home located in Cippenham Village. The property offers light and spacious accommodation throughout, with key features that include a very large 27' x 16'10 living/dining/family room, a modern fitted kitchen with integrated appliances, a ground floor cloakroom, four bedrooms (two with en-suite shower rooms), a family bathroom suite, a private rear garden, two allocated parking spaces as well as bonus visitor spaces available nearby, UPVC windows and gas central heating. The property also has a stunning outlook, over-looking fields to the front. The property is perfectly positioned within the catchment area of highly sought-after schools and well within walking distance of Burnham Rail Station (Main Paddington line and Crossrail station, 20 minutes into London). Three major supermarkets are located within a very short proximity (one is a 5 minute walk), local shops are a couple of minutes walk as is the Thames river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport (15 mins), Central London and the M25/M40 network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive and well known. Landlords/Investors looking to purchase this property can expect a rental income of £2200 per calendar month. We highly recommend internal viewings and quickly to avoid disappointment. Freehold.

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Mathercombe Road

Approximate Gross Internal Area = 127.2 sq m / 1369 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		79	82
		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.