



JACKSON O'ROURKE

ESTATE AGENTS



**7 Spring Lane
Slough, Berkshire SL1 5BQ**

Asking price £800,000

A beautifully presented and extended five bedroom detached family home located in the heart of Cippenham, offering spacious and luxurious accommodation throughout and perfectly situated on one of the most sought after roads in the village. Key features include a large entrance hallway, a living room, a 21'4 x 20'10 kitchen/diner/family room, a utility room, a ground floor cloakroom, a large workshop/store room, a master bedroom with dressing area and en-suite shower room, four further double bedrooms, a family bathroom suite, a south-facing rear garden with fully insulated office/gym/play room, gas central heating, UPVC double glazing and driveway parking for 4 cars.

The property is situated within the catchment area of popular schools including Burnham Grammar, Herschel Grammar and The Westgate School and less than a 10 minute walk to Burnham Rail Station (The Elizabeth Line). Three major supermarkets are located within a very short proximity, 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, 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. Slough Trading Estate is within walking distance, as is Bath Road central and several retail parks with branded shops and famous restaurants. Early viewings for this property are highly recommended. Freehold.

EPC - D.

Spring Lane

Approximate Gross Internal Area 187.38 sq m / 2016.94 sq ft
 (Excluding Outbuilding)
 Outbuilding Area 16.15 sq m / 173.83 sq ft
 Total Area 203.53 sq m / 2190.77 sq ft (Including Outbuilding)



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		65	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.