



JACKSON O'ROURKE

ESTATE AGENTS



**31 Trumper Way
Cippenham, Berkshire SL1 5EY**

Asking price £465,000

A modern, spacious and well presented three bedroom family home, perfectly tucked away within this quiet cul-de-sac in the heart of Cippenham Village. Key features include a living room, a dining room, a kitchen, a conservatory, a ground floor cloakroom, a master bedroom with an en-suite shower room, two further bedrooms, a family bathroom suite, loft storage space, a large ground floor storage room, driveway parking for two cars, gas central heating and double glazed windows throughout. The property is perfectly situated within the catchment area of popular schools and less than a 10 minute walk to Burnham rail station (Main Paddington and Crossrail Station, 20 minutes into London). Three major supermarkets are located within a very short proximity, local shops and retail parks 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 motorway network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive. Freehold. Viewings highly recommended.

Trumper Way SL1

Approximate Gross Internal Floor Area = 106.1 sq m / 1143 sq ft

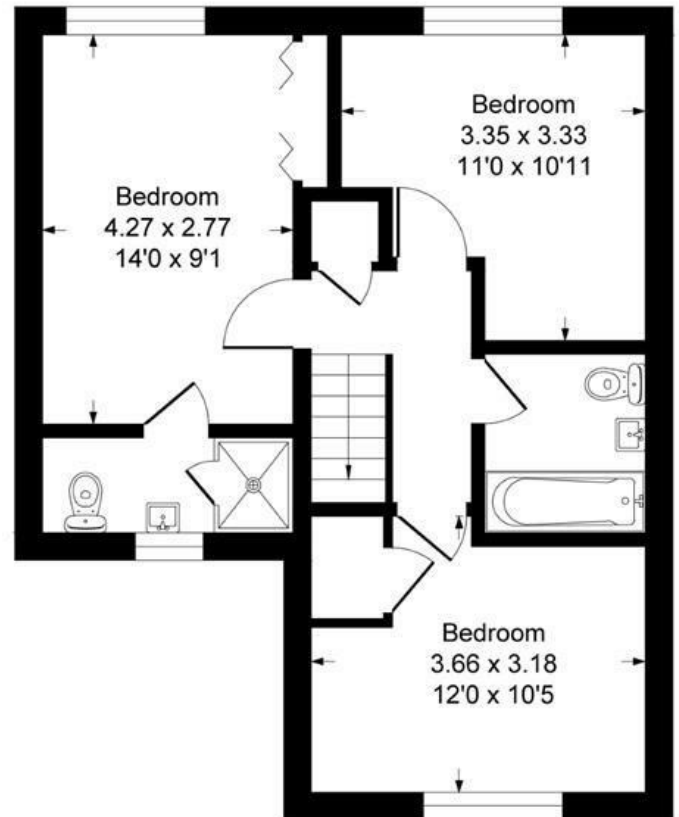


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

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	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.