



# JACKSON O'ROURKE

## ESTATE AGENTS

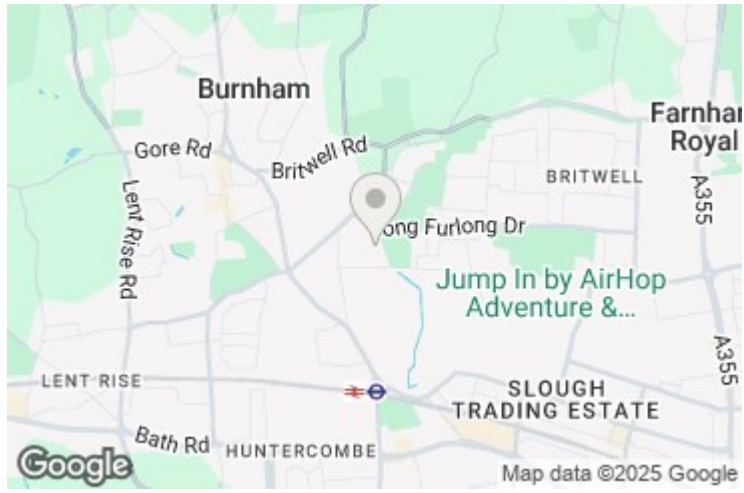


**24 Wordsworth Road  
Slough, Berkshire SL2 2NY**

**Offers in excess of £489,950**

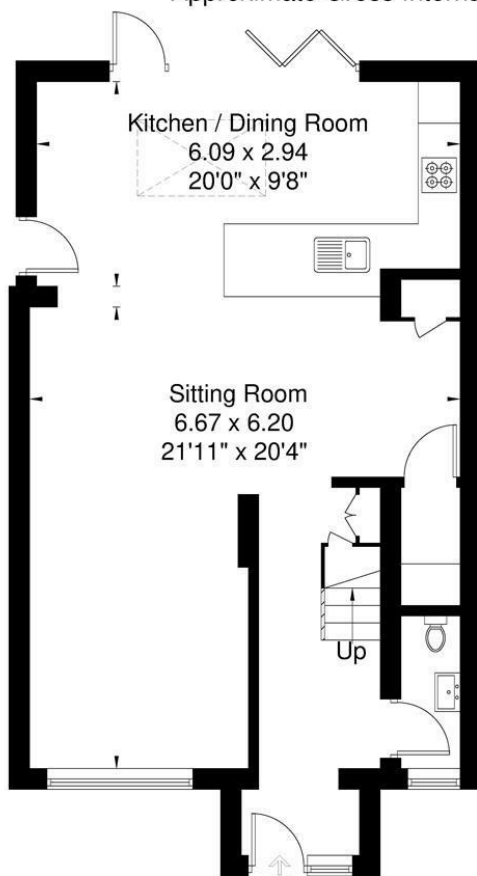
A stunning three bedroom end of terrace family presented in fantastic order throughout and located within this popular residential development towards the north of Slough, close to Burnham. The property boasts high specification having undergone an extension and complete renovation, which is credit to its current owner. Features include a 21' living room, a newly fitted luxury 20' kitchen/diner with breakfast bar and bifold doors to a beautifully designed private rear garden, a utility area, a ground floor cloakroom, a modern family bathroom suite, three good sized bedrooms, loft storage space, gas central heating, modern UPVC double glazing and driveway parking. The property falls within the catchment area of highly sought-after schools, including Lynch Hill and Burnham Grammar. Burnham rail station is within easy reach and benefits from the Crossrail service (The Elizabeth Line) which greatly enhances commuting to London's West End and the City. Less than a five-minute drive from the property is junction 7 of the M4 motorway, providing quick and easy access to Central London, Heathrow Airport and the M25/ M40 motorway network. The famous Bishop Centre with Tesco, Nike, TK Maxx, Nando's, Mountain Warehouse, Costa and Bella Italia is also within easy reach, as is Sainsbury's supermarket. Burnham has neighbouring towns of Taplow, Slough and Windsor and Maidenhead, all of which offer a range of leisure facilities, famous golf clubs, attractive walks, horse riding and boat trips along some of the most beautiful stretches of the River Thames. Early viewings highly recommended to avoid disappointment. EPC - C

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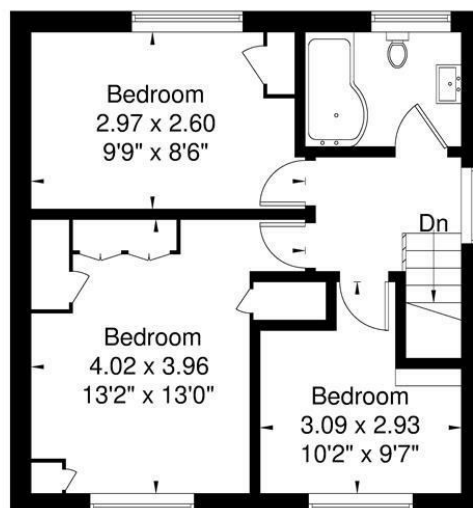


## Wordsworth Road

Approximate Gross Internal Area = 104.3 sq m / 1122 sq ft



Ground Floor



First Floor

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		72	83
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.