



JACKSON O'ROURKE

ESTATE AGENTS



**174 Lower Cippenham Lane
Cippenham, Berkshire SL1 5EA**

Asking price £724,950

A rare and superb opportunity to purchase this fantastic five/six bedroom extended semi detached family home perfectly positioned within the heart of the village of Cippenham, overlooking the village green. The property has been thoughtfully extended and decorated by the current vendors to offer spacious accommodation throughout which is presented to the highest of standards. On this basis we highly recommend early viewings to avoid disappointment. Features include an entrance hall, a living room, a 29'2 x 14'10 kitchen/diner, a family room (or bedroom six), a ground floor cloakroom, a 21'2 x 19'3 garage/storage area, five bedrooms with an en-suite to the master bedroom, two further bathrooms, an outbuilding (gym/office/play room), an enclosed rear garden, a secure gated driveway providing parking for several cars, high quality double glazing and gas central heating throughout. The property is perfectly situated within the catchment of popular Cippenham Schools and less than a 10 minute walk to Burnham train station (Main Paddington Line and Crossrail Station, 20 minutes into London). 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. Sold with no onward chain. Highly recommended.

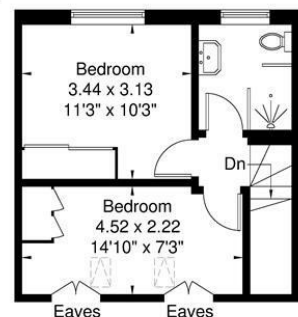
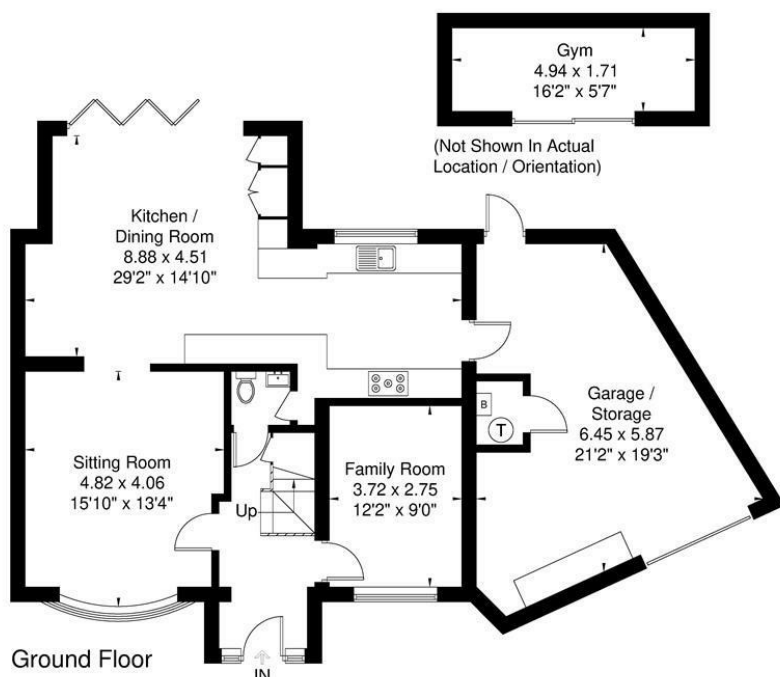
Lower Cippenham Lane

Approximate Gross Internal Area = 168.6 sq m / 1814 sq ft

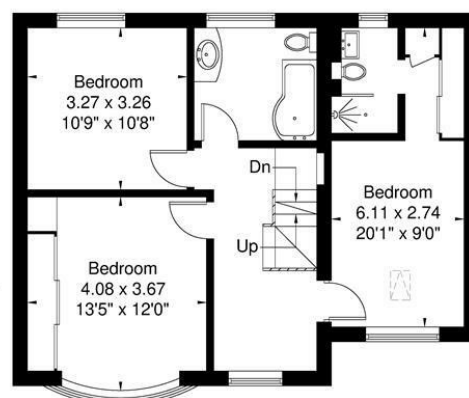
Garage / Storage = 29.7 sq m / 319 sq ft

Gym = 8.4 sq m / 90 sq ft

Total = 206.7 sq m / 2223 sq ft



Second 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		63	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		56	78
		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.