



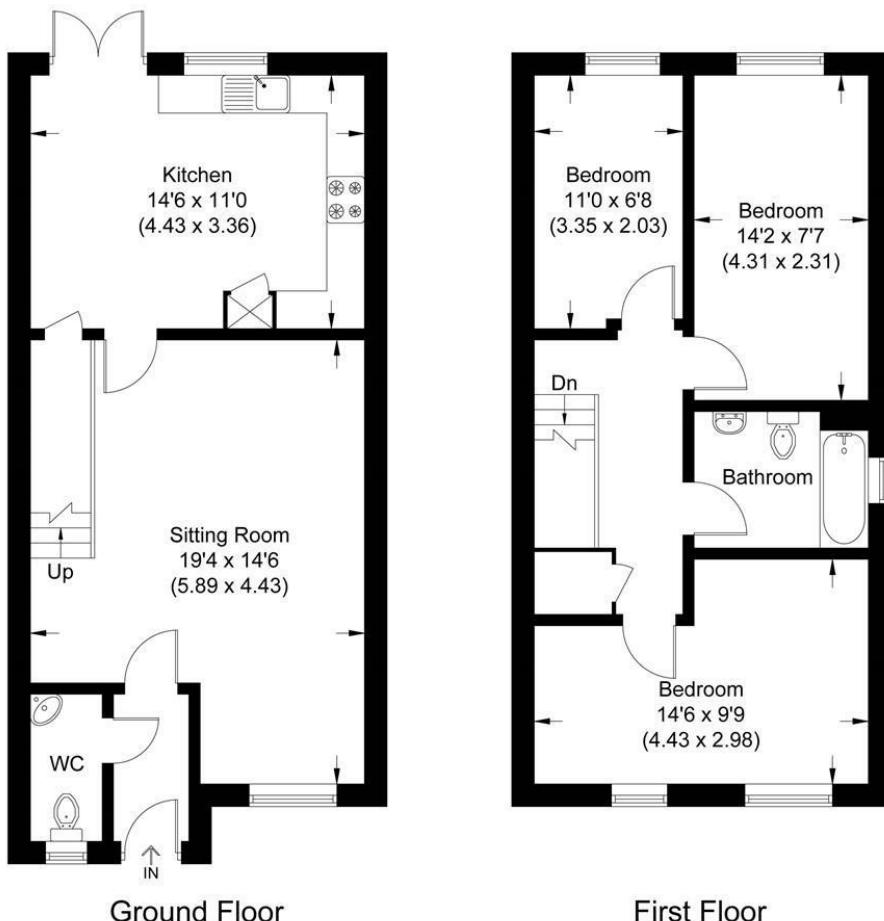
**247 Eltham Avenue
Slough, Berkshire SL1 5AF**

Offers in excess of £425,000

A superb opportunity to purchase this light, spacious and modern three bedroom end of terrace family home perfectly located in a sought-after development in Cippenham held to a high standard throughout which is credit to its current owners. Key features include three double bedrooms, a spacious living room, a modern kitchen/dining room, a newly refurbished bathroom and ground floor cloakroom, a well kept private rear garden with new artificial grass, allocated parking, gas central heating and UPVC double glazing. The property is in the catchment area of highly sought-after schools, as are local shops and a large Asda supermarket is less than a five minute walk. Junction 6 of the M4 is a 5 minute drive, providing quick and 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 5 minute drive. The property is also within easy reach of Burnham Station and Slough Mainline station (Paddington Line and Crossrail - 20 minutes to London), cementing this as a sound investment. Early viewings are highly recommended to avoid disappointment. Freehold. EPC - C

Eltham Avenue

Approximate Gross Internal Area 84.88 sq m / 913.64 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			87
(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		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.