



**22 Mathecombe Road  
Slough, SL1 5FG**

**Asking price £720,000**

A spacious five/six bedroom detached family home perfectly situated in a modern development in the sought after area of Cippenham Village which remains immaculately presented throughout and kept to the highest of standards by the current owners. This modern property offers four first floor spacious bedrooms with an en-suite shower room to the master bedroom, a 16' x 13'4 living room, a dining area, a large modern kitchen, a utility room, an office (or bedroom 6), a store room, a 16'5 x 8'4 family room/bedroom five with en-suite 'wet room' (ideal for a family member who requires a ground floor bedroom with their own space), a ground floor cloakroom, a first floor family bathroom suite, a well-kept and good sized rear garden with outbuilding (currently a secondary kitchen), gas central heating, air conditioning, integrated CCTV and Alarm system, and UPVC double glazing. Outside to the front, the property offers driveway parking, and there are several visitors parking bays allocated close to the property. The property also has a stunning outlook, over-looking fields to the front. The property is within walking distance of local shops and excellent local schools. 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 10-minute drive. The property is also a short drive to both Burnham and Slough Mainline station (both on The Elizabeth Line). Call us now to arrange a viewing! Freehold. EPC - C

## Mathecombe Road

Approximate Gross Internal Area 137.56 sq m / 1480.68 sq ft (Excluding Outbuilding & Store)

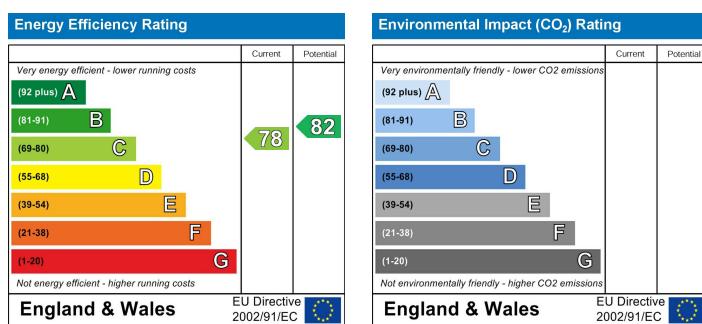
Store Area 3.51 sq m / 37.78 sq ft

Outbuilding Area 4.75 sq m / 51.13 sq ft

Total Area 145.82 sq m / 1569.59 sq ft (Including Outbuilding & Store)



Illustration for identification purposes only,  
measurements are approximate, not to scale.



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.