



**13b Station Road
Slough, Berkshire SL1 6JJ**

Offers in the region of £475,000

A well presented and spacious three/four bedroom semi detached family home located on a sought after road in Cippenham Village and just a stones throw away from Burnham station. Accommodation comprises of a living room, a large kitchen diner, a conservatory, a study room (or bedroom four), a ground floor cloakroom, three first floor double bedrooms, a four-piece family bathroom suite, a private rear garden, driveway parking for two cars, gas central heating and upvc double glazing. Situated close to Burnham station (Main Paddington Line and Crossrail Station, The Elizabeth Line) this property is the ideal purchase for first time buyers or landlords looking for an excellent buy-to-let investment. The property is also situated in the catchment area of highly sought-after and popular schools, including Burnham Grammar, The Westgate School, Priory, Our Lady of Peace and The Cippenham School. 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. Junction 7 of the M4 is a 2 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. Investors can expect a rental income of £2100 per calendar month.

Station Road

Approximate Gross Internal Area = 109.6 sq m / 1179 sq ft

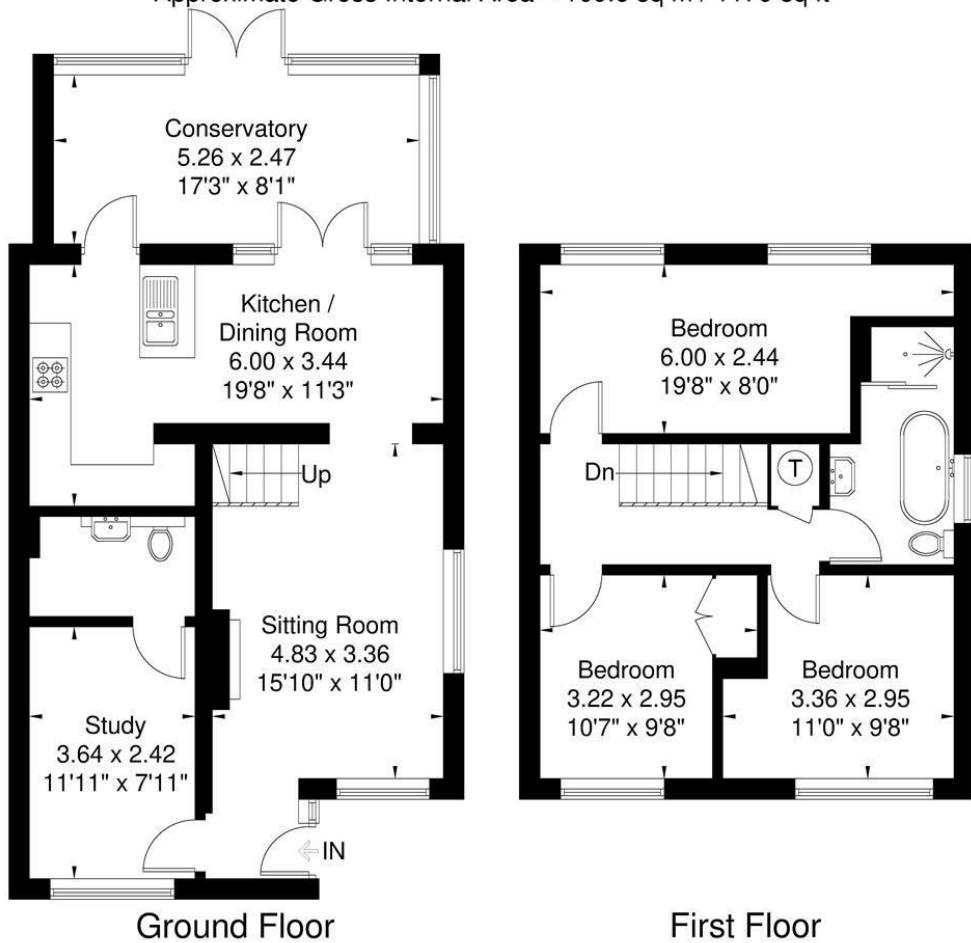


Illustration for identification purposes only,
measurements are approximate, not to scale.

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		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.