



JACKSON O'ROURKE

ESTATE AGENTS



**13 Barnfield
Slough, SL1 5JN**

Offers in excess of £550,000

Presented in fantastic order throughout is this four-bedroom extended semi detached family home perfectly located within the ever-popular Cippenham Village. The property boasts high specification having undergone a complete renovation and is a credit to its current owners. Key features include a spacious entrance hallway, a 14'4 x 14' living room, a stunning 21' x 11'1 kitchen/dining room, a study room, a ground floor bedroom, a ground floor shower room, a utility room, three good sized first floor bedrooms, a modern first floor family bathroom suite, a large south-facing garden, driveway parking, UPVC double glazing and gas central heating to radiators throughout. The property is perfectly located within the catchment area of popular Cippenham, Burnham & Slough schools and also within 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 motorway network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive. We highly recommend internal viewings and to avoid disappointment. Freehold. EPC - D

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Approximate Gross Internal Area = 118.4 sq m / 1274 sq ft

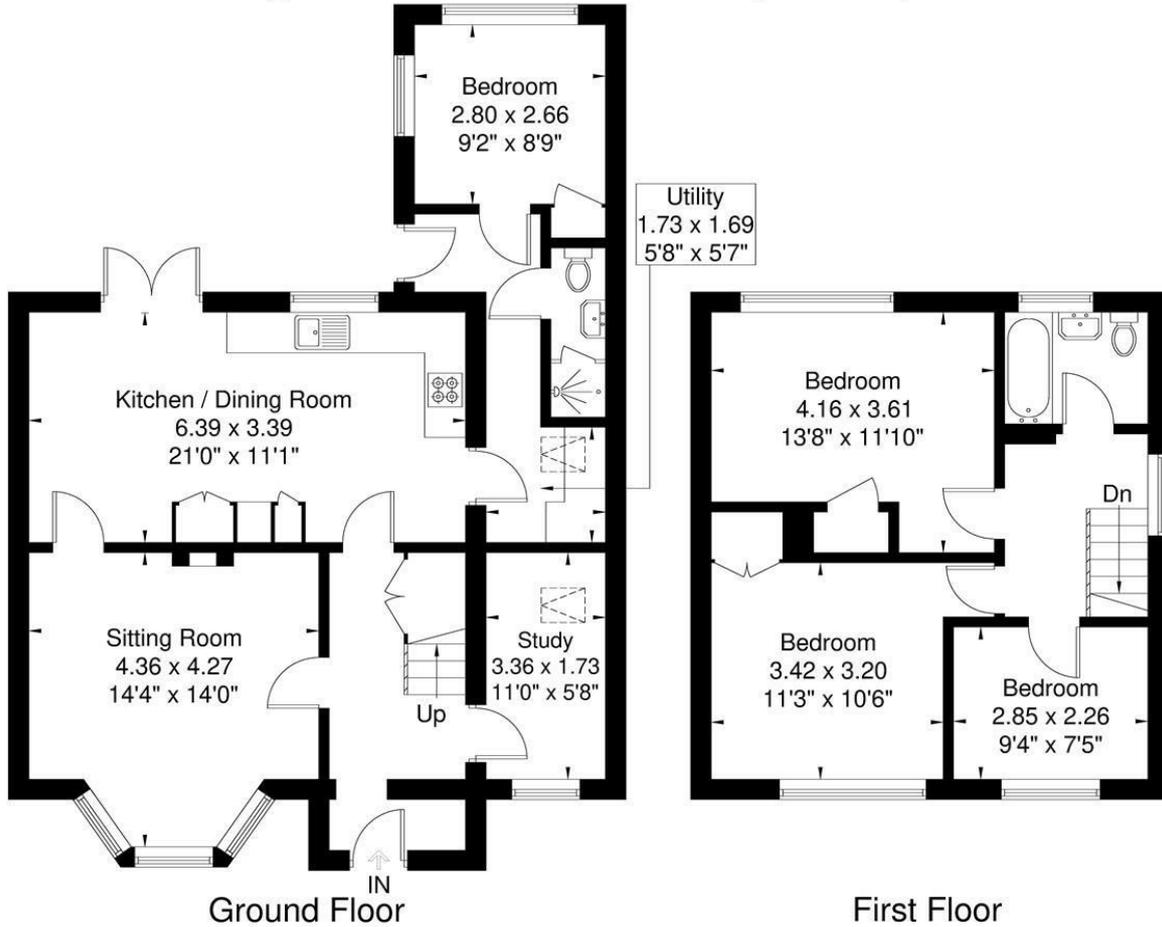


Illustration for identification purposes only, measurements are approximate, not to scale.

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	80

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.