



JACKSON O'ROURKE

ESTATE AGENTS



**32 Eltham Avenue  
Slough, SL1 5TH**

**£475,000**

A well presented three bedroom semi-detached house in Cippenham Village, presented to a very good standard throughout and offering spacious accommodation to provide the perfect family home. Superbly located in a quiet and sought after modern development, the property must be viewed early to avoid disappointment. The property boasts, a large 22'10 x 12'11 living/dining room, a fully fitted kitchen with a converted garage which now accommodates a utility/food preparation area, ground floor cloakroom, a family bathroom suite, three bedrooms (one en-suite shower room), loft storage space, a good sized conservatory finished to a high standard opening out to a low maintenance private rear garden, driveway parking for at least two cars, gas central heating and double glazing. The property is perfectly positioned within the catchment area of highly sought-after schools and well within walking distance of Burnham Station (Main Paddington Line and Elizabeth Line, 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 7 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. Freehold.



## 32 Eltham Avenue, Slough, SL1 5TH

### Sitting / Dining Room

22'9" x 12'10" (6.95 x 3.93)



### Conservatory

12'7" x 10'2" (3.84 x 3.12)



### Kitchen

11'7" x 7'11" (3.55 x 2.43)



### Garden

n/a (n/a)



### Kitchen (Utility)

14'4" x 7'7" (4.39 x 2.32)



### Master Bedroom

10'9" x 9'10" (3.30 x 3.00)



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Bedroom Two

9'4" x 7'10" (2.87 x 2.41)



Bedroom Three

9'8" x 6'4" (2.96 x 1.94)



Family Bathroom

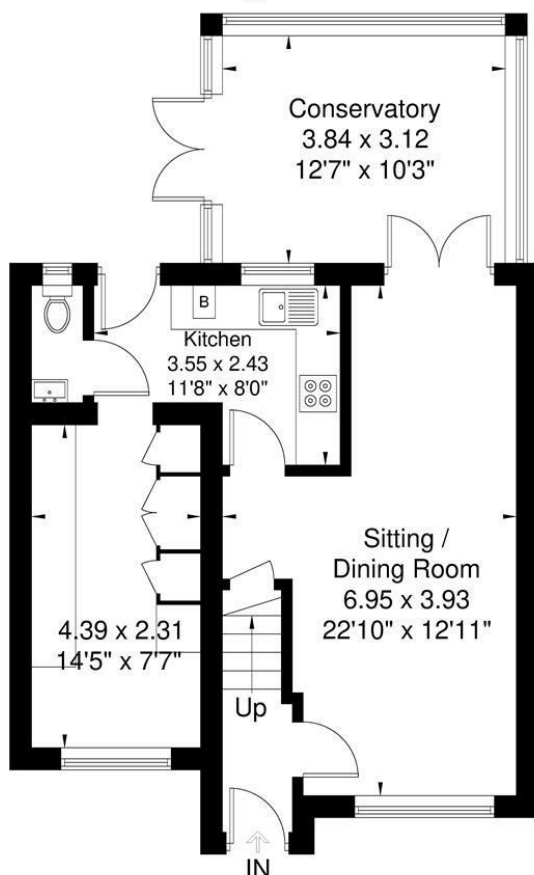
n/a (n/a)



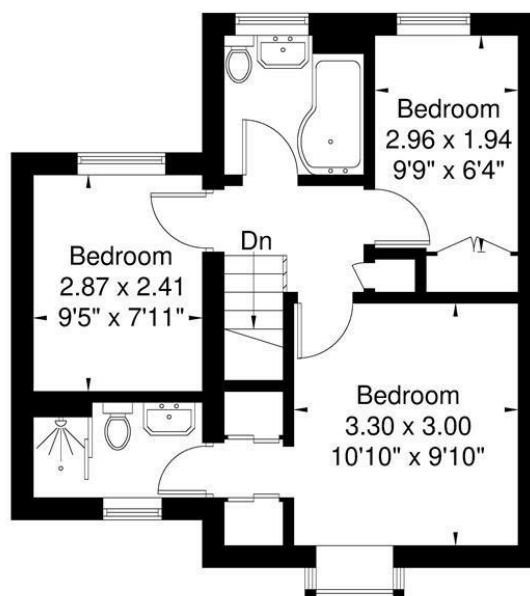


## Ethan Avenue

Approximate Gross Internal Area = 97.5 sq m / 1049 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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.