



JACKSON O'ROURKE

ESTATE AGENTS

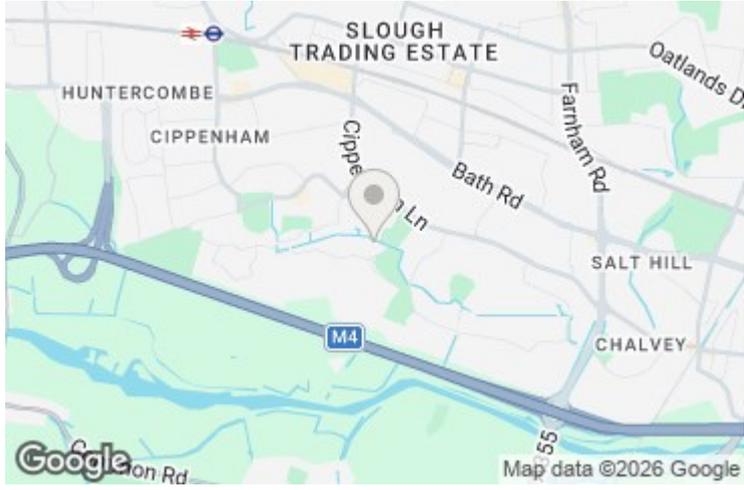


**19 Nine Acres
Slough, SL1 5TZ**

Offers in excess of £500,000

A superb opportunity to purchase this beautifully presented three bedroom semi-detached modern family home perfectly positioned on one of the most sought-after roads in Cippenham Village. Kept to a high standard which is credit to its current owners, key features include a 24'5 living/dining, a modern kitchen, a ground floor cloakroom, a 11'3 study/family room, three double bedrooms, an en-suite shower room to the master bedroom, a family bathroom suite, driveway parking for 2-3 cars, gas central heating and double glazing. The property has potential for an extension which will be subject to normal planning consent. 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 6 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.

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Nine Acres

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft

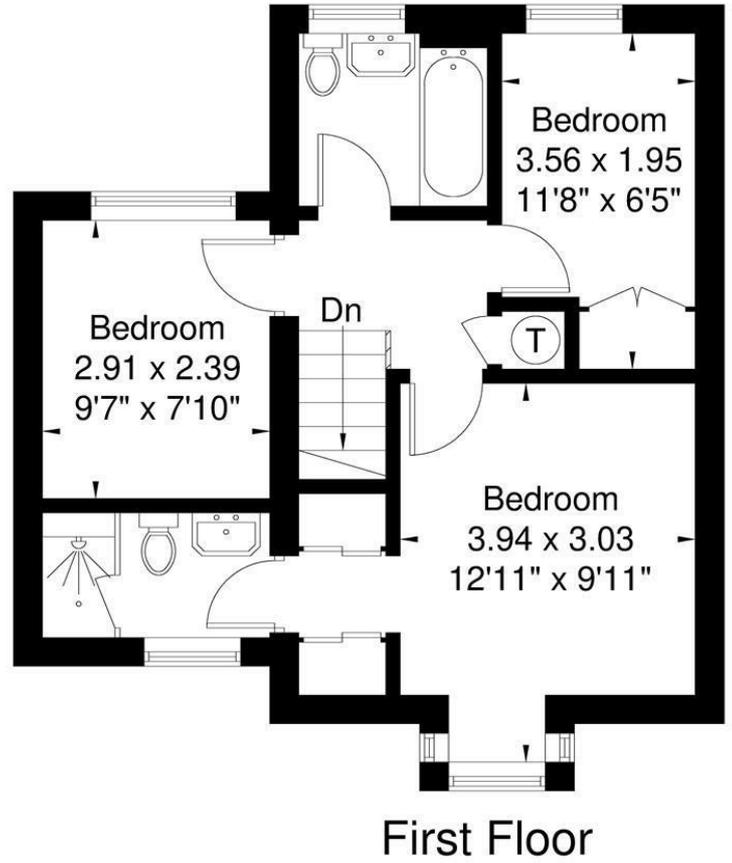
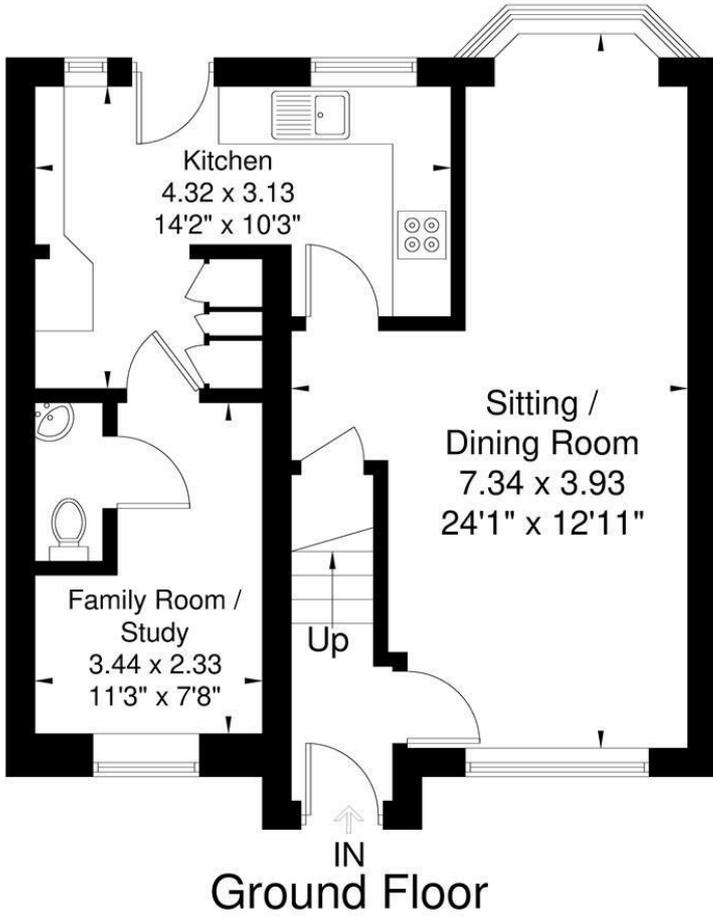


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		73	
(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.