



**52 Wordsworth Road
Slough, Berkshire SL2 2NX**

Asking price £464,950

Jackson O'Rourke is delighted to offer for sale this spacious and well presented three bedroom family home perfectly situated within a popular residential area located on the Burnham borders. The property is located within the catchment area of some outstanding schools (including Lynch Hill School) and Burnham station is well within walking distance (Burnham is a Crossrail station offering a regular service to London Paddington, Tottenham Court Road, Liverpool Street and Canary Wharf). The property has huge potential for extension out the rear and into the garage. Features include a 23'7 x 10'3 living room, a 13'1 x 6'9 kitchen, a first floor family bathroom suite, three good sized bedrooms, loft storage space, gas central heating, double glazing, driveway parking to the front and a large rear garden with a good sized storage shed. The property also benefits from a spacious brick built garage which is attached to the property offering large storage space and potential to extend into to further increase living space. Less than a five minute drive from the property is junction 7 of the M4 motorway, which provides quick and easy access to Central London, Heathrow Airport and the M25/M40 motorway network. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes drive away. Local buses which stop very close by offer a frequent service into Slough Mainline Station. Viewings highly recommended. EPC - C

Wordsworth Road

Approximate Gross Internal Area 70.09 sq m / 754.44 sq ft

(Excluding Garage)

Garage Area 14.36 sq m / 154.57 sq ft

Total Area 84.45 sq m / 909.01 sq ft (Including Garage)

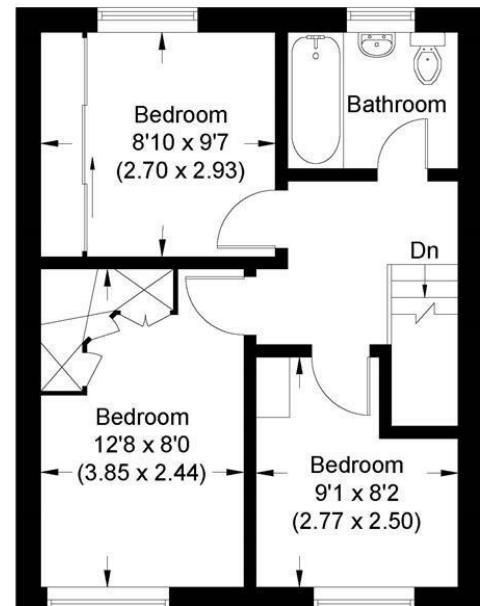
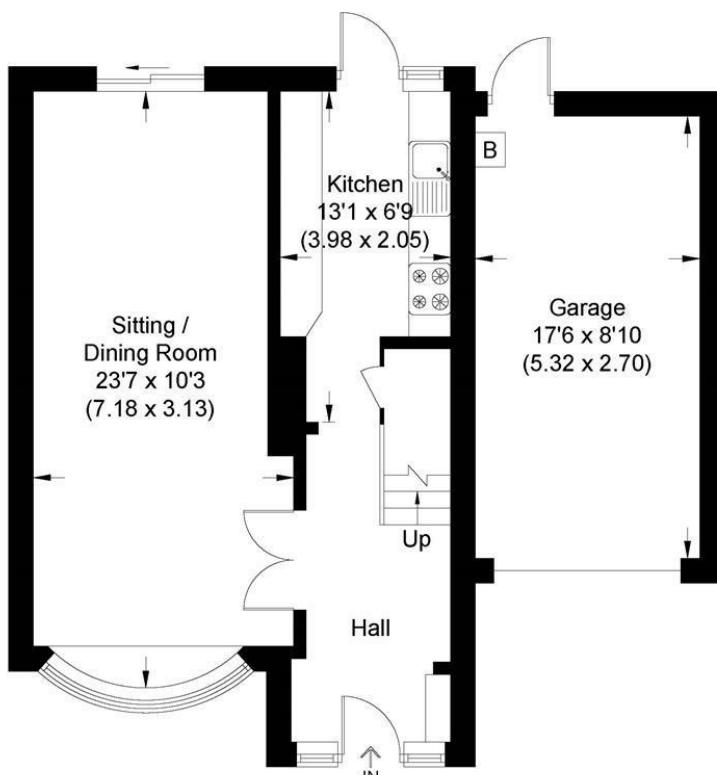
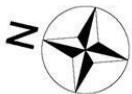


Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(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.