



JACKSON O'ROURKE

ESTATE AGENTS



8 Nine Acres
Slough, Berkshire SL1 5TZ
Offers in excess of £535,000

A well presented three bedroom detached house in Cippenham Village, presented to a good standard throughout and offering spacious accommodation to provide the perfect family home. Superbly located in a quiet and sought after cul-de-sac within this modern development, the property must be viewed early to avoid disappointment. The property boasts, a large 22' x 9'8 living/dining room, a fitted kitchen with separate utility area and ground floor cloakroom, a family bathroom suite, three bedrooms (one en-suite shower room), loft storage space, a good size 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 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. Sold with no onward chain. Freehold.

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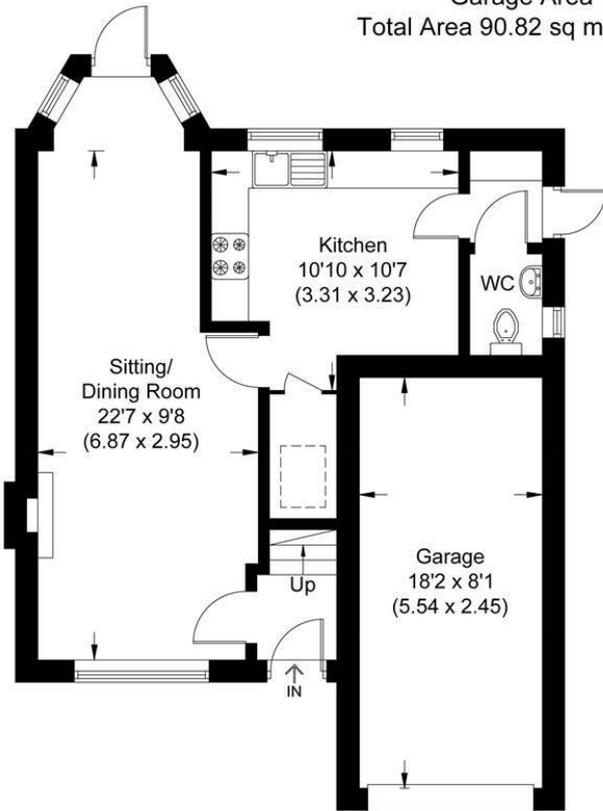


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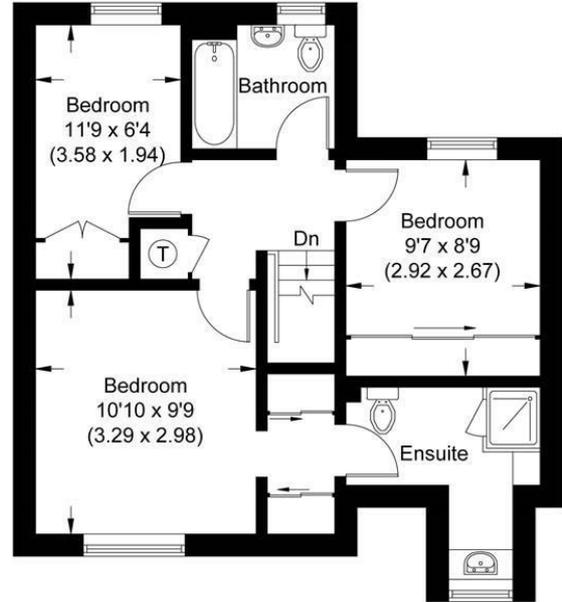
Approximate Gross Internal Area 77.25 sq m / 831.51 sq ft
(Excluding Garage)

Garage Area 13.57 sq m / 146.06 sq ft

Total Area 90.82 sq m / 977.57 sq ft (Including Garage)



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			<div style="border: 1px solid black; padding: 2px; display: inline-block;">86</div>
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.