



**16 Hardy Close
Slough, Berkshire SL1 9AJ**

Asking price £175,000

A superb opportunity for first time buyers, landlords and investors to purchase this spacious one bedroom first floor maisonette, perfectly located within the popular Windsor Meadows development in the heart of Cippenham Village. The property is presented to a good standard throughout. The property's ideal location is fantastic for access to Slough town centre, Heathrow Airport and Central London. The property is also within walking distance of Slough

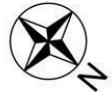
Trading Estate. Property features include a large living/dining room, a spacious double bedroom with fitted wardrobes, a spacious kitchen, a modern bathroom suite, loft storage space, gas central heating, double glazing and allocated parking spaces for two cars. For commuters - Burnham station (roughly a 20 minute walk) is on the main Paddington line and offers a service every 30 minutes to London with a journey time of approx 40 minutes.

Burnham station also benefits from The Elizabeth Line, providing a direct and speedy service straight into the heart of Central London, making this property a sound investment. Three major supermarkets are also located within a very short proximity, one within walking distance. Junction 6 of the M4 is less than a 5 minute drive, which provides easy access to Heathrow Airport (approximately 12 miles from the property) Central London and the M25/M40 network. Local busses which stop close by offer a frequent service into Slough Town Centre, with its famous bus Station, High Street, shops, restaurants and leisure facilities. Sold with no onward Chain. We highly recommend early viewings to avoid disappointment.

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Hardy Close
Approximate Gross Internal Area 47.02 sq m / 506.11 sq ft



Ground Floor

First Floor

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

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	
Environmental Impact (CO ₂) Rating		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			
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(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.