



JACKSON O'ROURKE

ESTATE AGENTS



**9 Gowings Green  
Cippenham, Berkshire SL1 5UN**

**Offers in excess of £374,950**

A great opportunity to purchase this well presented and spacious two bedroom terraced family home perfectly located within a modern and popular development right in the heart of Cippenham Village. Including a large living/dining room, a modern kitchen, a downstairs cloakroom, a good size private rear garden, a family bathroom suite, two double bedrooms, Fully boarded loft storage space, gas central heating, double glazed windows and driveway parking for two-three cars. Burnham train station, which is a 15 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 provides a direct and speedy service straight into the heart of Central London. Numerous state and private schools can be found in the Cippenham area, most within walking distance, providing schooling from toddlers through to adult education. Three major supermarkets are also located within a very short proximity, one within walking distance. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, 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. The property is a fantastic investment and landlords can expect a rental income of £1,500 per calendar month. The property is ideal for first time buyers too!

## 9 Gowings Green, Cippenham, Berkshire SL1 5UN



## Gowling Green

Approximate Gross Internal Area = 71.14 sq m / 765.74 sq ft

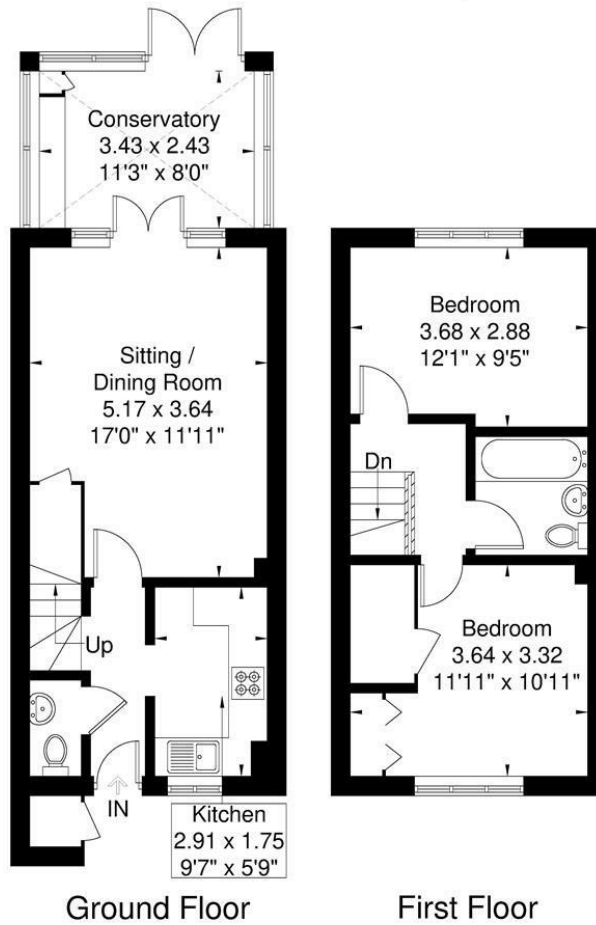


Illustration for identification purposes only,  
measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.