



JACKSON O'ROURKE

ESTATE AGENTS

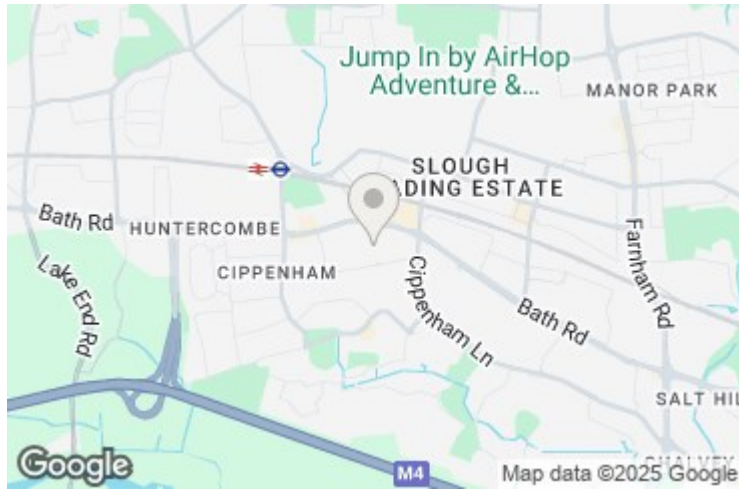


**55 Lewins Way
Slough, Berkshire SL1 5HF**

Offers in excess of £425,000

A fantastic opportunity to purchase this spacious and immaculately presented three bedroom extended family home perfectly located in the heart of Cippenham Village. The property boasts high specification, with key features including a large living/dining room, a modern fully fitted kitchen, a family bathroom suite, three double bedrooms (one with en-suite W.C), a good sized and attractive rear garden, driveway parking for two cars, gas central heating and UPVC double glazing. The property is situated within the catchment of some of the most popular and outstanding schools in Cippenham and Burnham. The property is also perfectly located for commuters travelling to central London, with Burnham station (Crossrail Station) being less than a ten minute walk. The property is also located just off the M4 junction 6 and offers easy access into Heathrow Airport, Central London, Slough Town Centre, Maidenhead, Reading, High Wycombe 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 busses which stop very close by offer a frequent service into Slough town centre, with its well connected bus station, high street, shops, restaurants and leisure facilities. Viewings for this property are highly recommended. Freehold. EPC = D

55 Lewins Way, Slough, Berkshire SL1 5HF



Lewins Way

Approximate Gross Internal Area = 74.8 sq m / 805 sq ft

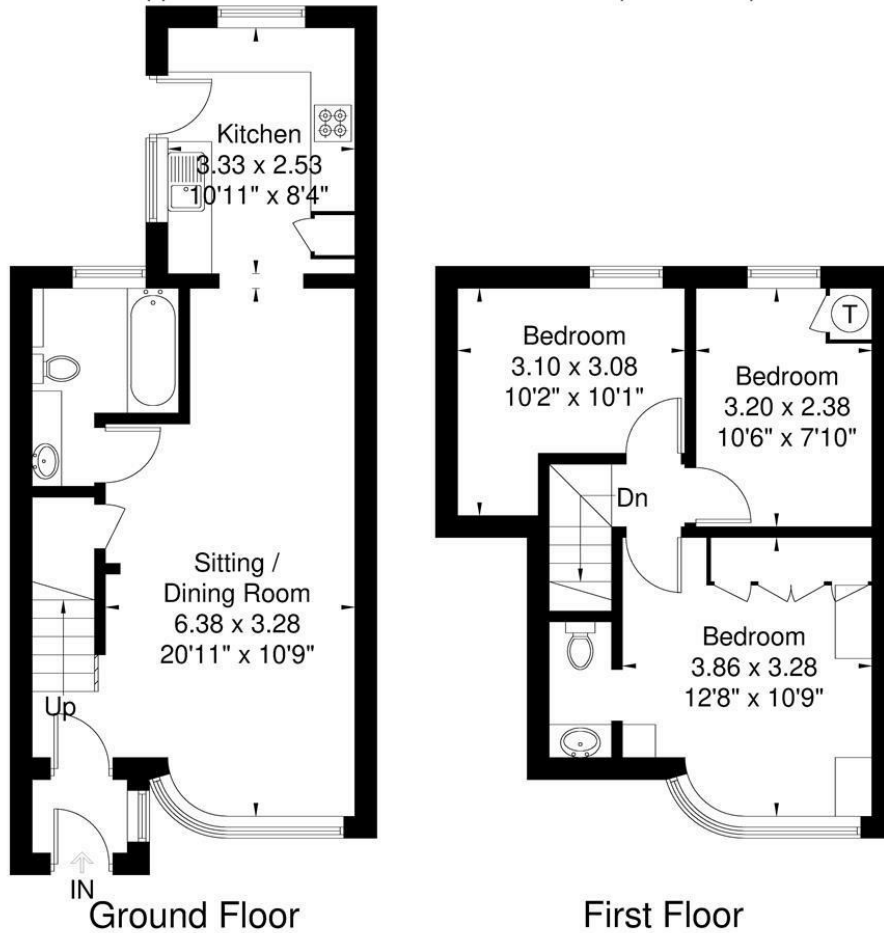


Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		59	77
		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.