



JACKSON O'ROURKE

ESTATE AGENTS

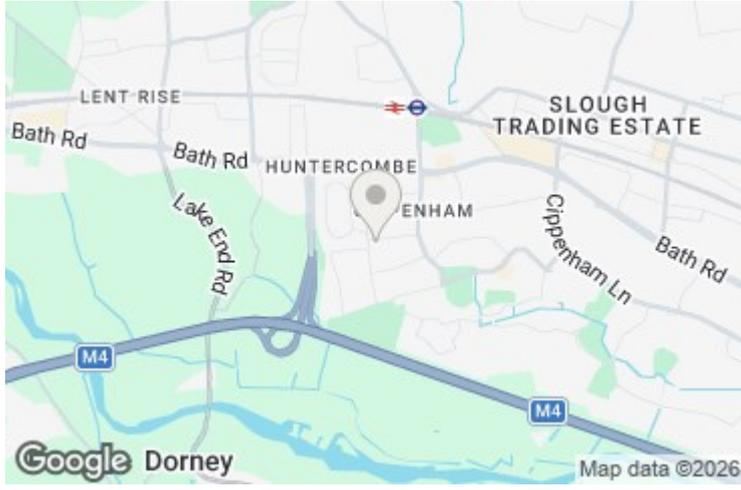


**59 Dennis Way  
Slough, SL1 5JS**

**Asking price £399,950**

A fantastic opportunity to purchase this well presented two bedroom end of terrace extended family home perfectly located in the heart of Cippenham Village and a few minutes' walk to local shops. Burnham Train Station is less than a 10 minute walk away. The property has been updated throughout which is a credit to its current owner and benefits from a spacious living room, a 14' x 8'8 dining room with newly laid LVT flooring, a modern kitchen, a newly installed ground floor cloakroom, two first floor bedrooms, a first floor family bathroom suite, a fully boarded loft space (ideal for storage), a large south-facing rear garden with a garage accessed by a rear service road, driveway parking at the front, newly fully double glazed windows and a new gas boiler. For commuters - Burnham station is less than a 10 minute walk and offers a service every 20 minutes to central London via the CROSSRAIL, (the largest ever Rail project in Europe). Numerous state and private schools can also be found in the area, most within walking distance, providing schooling from toddlers through to adult education. Three major supermarkets are also located within a very short proximity and local shops are located at either end of the road. Junction 7 of the M4 is 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 buses which stop close by offer a frequent service into Slough Town Centre, with its superbly connected bus station, high street, shops, restaurants and leisure facilities. We highly recommend early viewings to avoid disappointment. Freehold. EPC

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**Dennis Way**

Approximate Gross Internal Area = 86.7 sq m / 933 sq ft  
 Garage = 14.9 sq m / 160 sq ft  
 Total = 101.6 sq m / 1093 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>		62	76
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.