



JACKSON O'ROURKE

ESTATE AGENTS



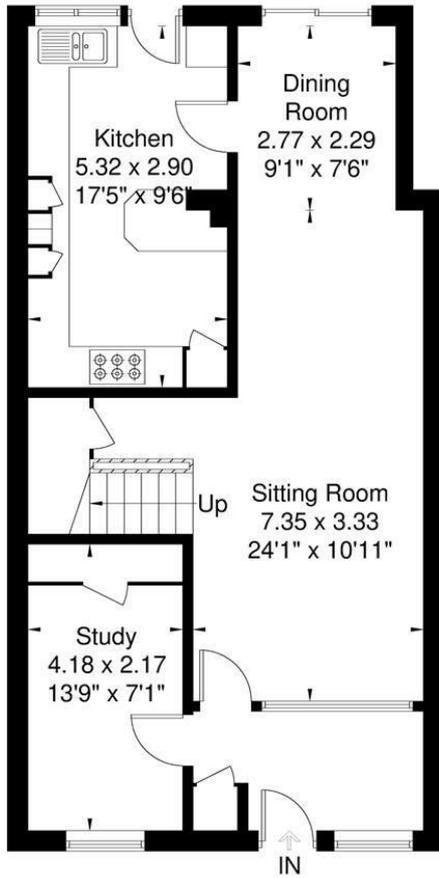
**21 Mercian Way
Slough, SL1 5NA**

Asking price £439,950

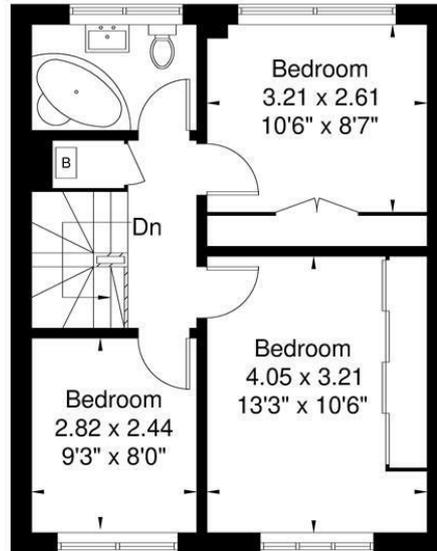
A superb three bedroom family home, conveniently situated in the heart of Cippenham Village. Presented to a good standard throughout and located on a highly sought-after road we highly advise early viewings as the property is likely to sell quickly. Offering spacious living, key features include a 24'1 x 10'10 living room, dining area, a study/family room (or bedroom four), a fully fitted kitchen, a first floor family bathroom suite, three first floor double bedrooms, gas central heating, double glazed windows/doors, a well maintained private rear garden, gas central heating and a driveway parking for up to five cars. The property is located within walking distance of Burnham station (Main Paddington Line and Crossrail Station - The Elizabeth Line) and also within the catchment area of outstanding schools - including The Cippenham School, Burnham Grammar, Herschel Grammar and The Westgate School. 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. Also nearby is Mercian Way Park which has two play areas, fitness stations, 1 km marked path, 3 tennis courts, 4 adult football pitches, 1 cricket square, 1 artificial wicket and 8 changing rooms, multi-use games area (MUGA), outdoor gym, table tennis. 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. Freehold. Sold with no onward chain. Highly recommended. EPC - C

Mercian Way

Approximate Gross Internal Area = 109.6 sq m / 1179 sq ft



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			
(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		72	80
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.