



JACKSON O'ROURKE

ESTATE AGENTS



**168 Cippenham Lane
Slough, Berkshire SL1 5BA**

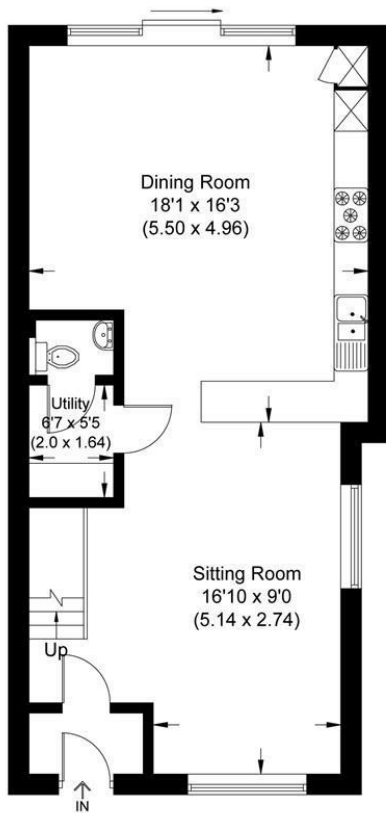
Asking price £524,950

Offered onto the market for sale is this brand new and beautifully presented three-bedroom detached character house perfectly located in the heart of Cippenham Village. The property has been built to a high specification and offers a wealth of fantastic and stunning features. Accommodation comprises of a large open plan living / dining room separated by a luxury fitted kitchen with integrated appliances, a ground floor cloakroom with utility area, three double bedrooms, an en-suite shower to master bedroom, a stylish family bathroom suite, a south-facing rear garden and driveway parking to the front for two cars with a fitted EV charging point. The property is within walking distance of Burnham Station (The Elizabeth Line) boasting a regular service to Central London and The West End. A few minutes drive is junction 6 of the M4 motorway, providing quick and easy access to Central London, Heathrow Airport and the M25/M40 motorway network. Highly sought-after schools can be found in the area, most within walking distance, providing schooling from toddlers through to adult education.

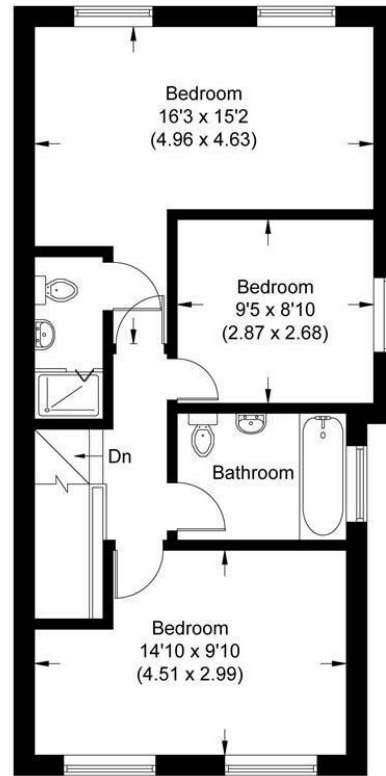
The property is within walking distance of local shops and a large Asda supermarket is less than a five minute walk. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 7 minute drive. Viewings highly recommended.

Cippenham Lane

Approximate Gross Internal Area 101.44 sq m / 1091.89 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		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.