



JACKSON O'ROURKE

ESTATE AGENTS



**5 Richards Way  
Slough, Berkshire SL1 5ET**

**Asking price £367,000**

A fantastic opportunity to purchase this modern two bedroom family home perfectly located in the heart of Cippenham Village.

The property has been kept to a high standard throughout which is a credit to its current owner. Key features include an entrance hallway, a large living/dining room, a modern fitted kitchen, a ground floor cloakroom, two double bedrooms, a family bathroom suite, loft storage space, two allocated parking spaces, a private rear garden, gas central heating and double glazing.

The property is perfectly situated within the catchment of popular Cippenham Schools and less than a 15 minute walk to Burnham train station (Main Paddington Line and Crossrail Station, 20 minutes into London). 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. 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. The property is freehold. Internal viewings are highly recommended.

## Richards Way

Approximate Gross Internal Area = 55.4 sq m / 596 sq ft

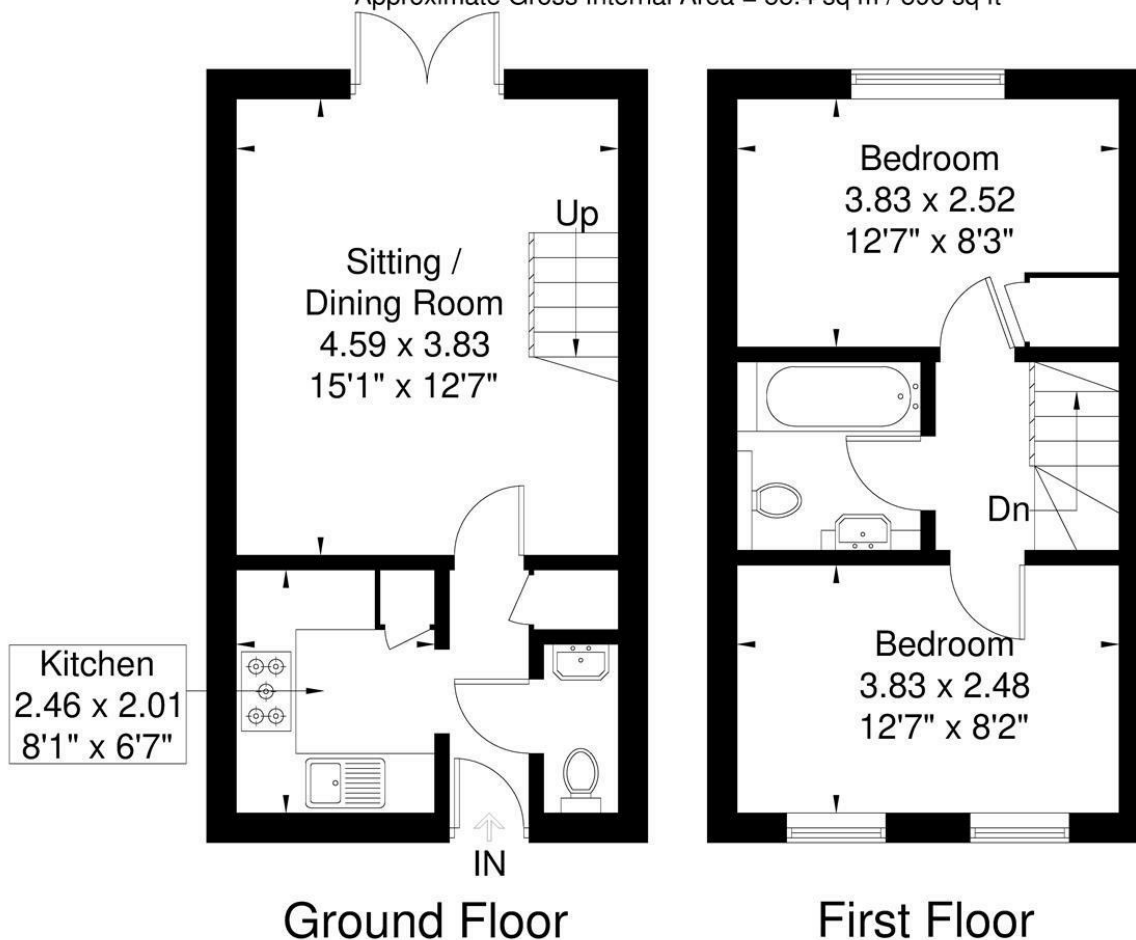




Illustration for identification purposes only,  
measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			70
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.