



JACKSON O'ROURKE

ESTATE AGENTS



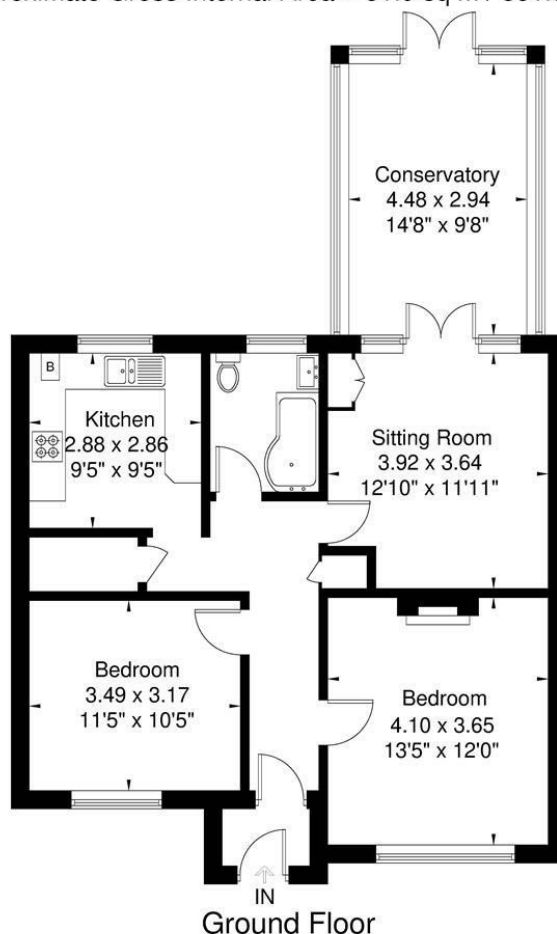
**33 Derwent Drive
Slough, Berkshire SL1 6HT**

Asking price £324,999

An excellent opportunity to purchase this large and immaculately presented two bedroom ground floor maisonette perfectly situated within a highly sought-after location in Burnham which benefits from a large conservatory as well as its own private rear garden and driveway parking at the front for two cars. The property boasts high specification throughout and is a credit to its current owner. Key features include an 12'10 x 11'11 living room, a pristine fully fitted kitchen, a brand new bathroom suite, two double bedrooms, gas central heating and UPVC double glazing. Burnham station, on the Main Paddington line and Crossrail station (The Elizabeth Line), is a 10 minute walk. The M4 motorway, junction 7, is a 5 minute drive, providing quick and easy access into Heathrow Airport and Central London. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are either within walking distance or just a few minutes drive. Popular Burnham schools are all well within walking distance, including Burnham Grammar, Priory and Our Lady of Peace. We highly recommend early viewings. Conveniently sold with no onward chain. Ideal purchase for first time buyers.

Derwent Drive

Approximate Gross Internal Area = 81.9 sq m / 881.5 sq ft



Ground 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	76
		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.