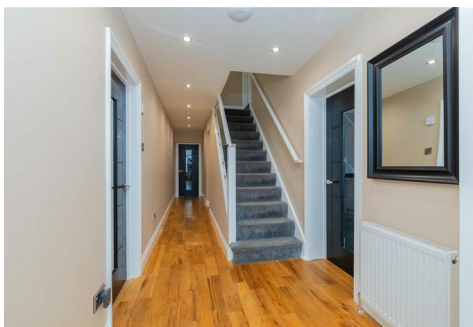




JACKSON O'ROURKE

ESTATE AGENTS



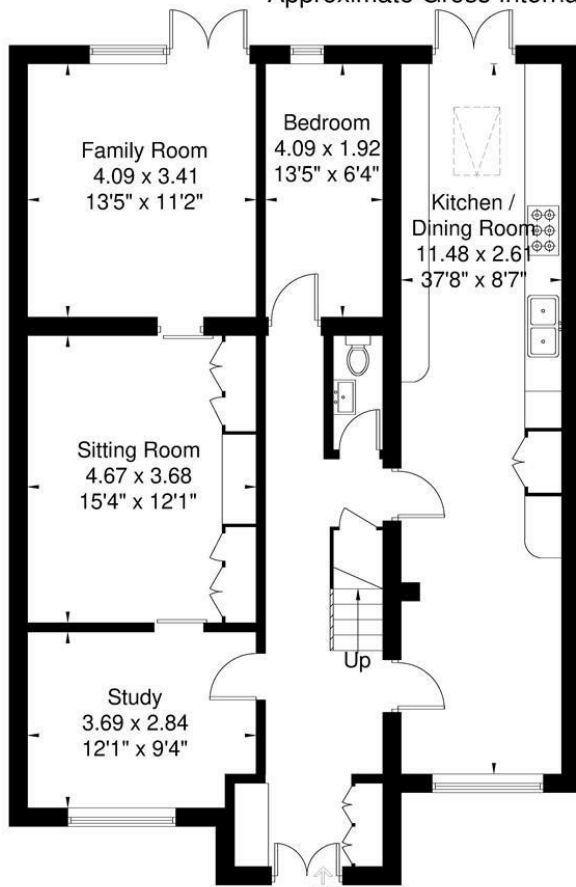
**71 Elmshott Lane
Slough, Berkshire SL1 5QU**

Offers in excess of £700,000

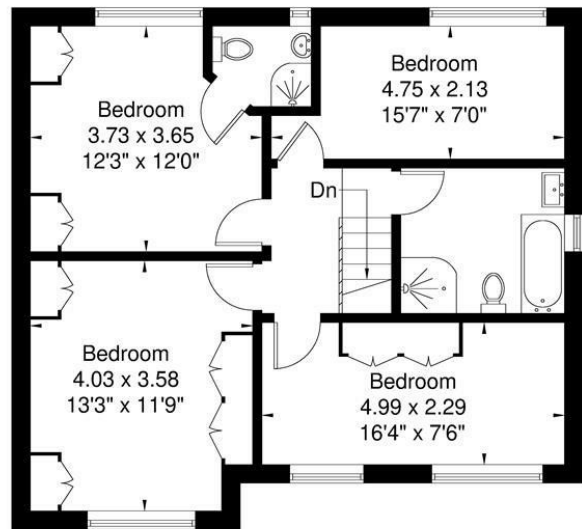
An immaculately presented five bedroom semi detached family home, rarely available and located on one of the most exclusive and sought after roads in the heart of Cippenham Village. The property boasts high specification having undergone a complete renovation and is a credit to its current owners. Key features include a large and well lit entrance hallway, a stunning 37' kitchen/diner, a living room, a cinema room/study, a family room, a ground floor bedroom with easily accessible ground floor W.C, four first floor double bedrooms, a modern family bathroom suite, an en-suite shower room, a low maintenance large rear garden featuring Trulawn Astroturf and patio area, a newly laid block-paved driveway offering off road parking for several cars, brand new K rendering, UPVC double glazed windows and doors throughout and gas central heating. The property is supported by a wealth of modern technology which includes smart controls for energy, CCTV and security alarm. The property also boasts ample storage throughout the house, perfect for a large family. The property is perfectly situated within walking distance of Burnham train station (Crossrail - The Elizabeth Line), which offers a regular service to London Paddington and The West End every 20 minutes. Less than a five minute drive from the property is junction 7 of the M4 motorway, which provides quick and easy access to Central London, Heathrow Airport and the M25/M40 motorway network. Numerous state, private and Grammar schools can be found in the area, most within walking distance, providing schooling from toddlers through to adult education. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes drive away. Freehold. Sold with no onward chain. We highly recommend early viewings to avoid disappointment.

Elmshot Lane

Approximate Gross Internal Area = 168.6 sq m / 1814 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		79	82
		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.

144 Lower Cippenham Lane, Slough, Berkshire, SL1 5EA

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