



JACKSON O'ROURKE

ESTATE AGENTS



**44 Barnfield  
Slough, SL1 5JW**

**Asking price £224,950**

A superb opportunity for first time buyers and investors to purchase this spacious one bedroom maisonette perfectly located within the heart of Cippenham. The property is well presented and offers a 'move straight in' appeal. The location is fantastic for access to Slough town centre, Heathrow Airport and Central London. The property is also within walking distance of Slough Trading Estate and Bath Road Central. Property features include a living room, a spacious double bedroom with built in wardrobes, kitchen, a modern bathroom suite, double glazing, driveway parking and a private garden area which includes multiple store rooms. The property also features a long lease of 165 Years with no ground rent or service charge. For commuters - Burnham station (Main Paddington line and Crossrail station) is a 20 minute walk. Three major supermarkets are also located within a very short proximity. Junction 7 of the M4 is less than a 5 minute drive, which provides easy access to Heathrow Airport (approximately 12 miles from the property) Central London and the M25/M40 motorway network. Local buses which stop close by offer a frequent service into Slough Town Centre, with its famous bus Station, High Street, shops, restaurants and leisure facilities. To be sold with no onward chain. Landlords can expect a rental return of £1100 per calendar month. We highly recommend early viewings to avoid disappointment.

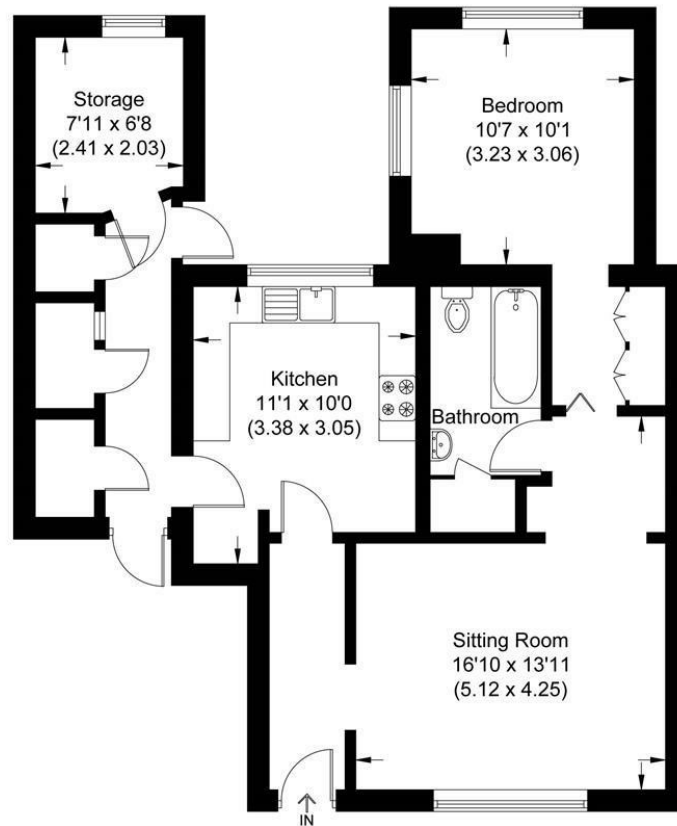
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## Barnfield

Approximate Gross Internal Area 65.39 sq m / 703.85 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		39	69
		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.