



JACKSON O'ROURKE

ESTATE AGENTS



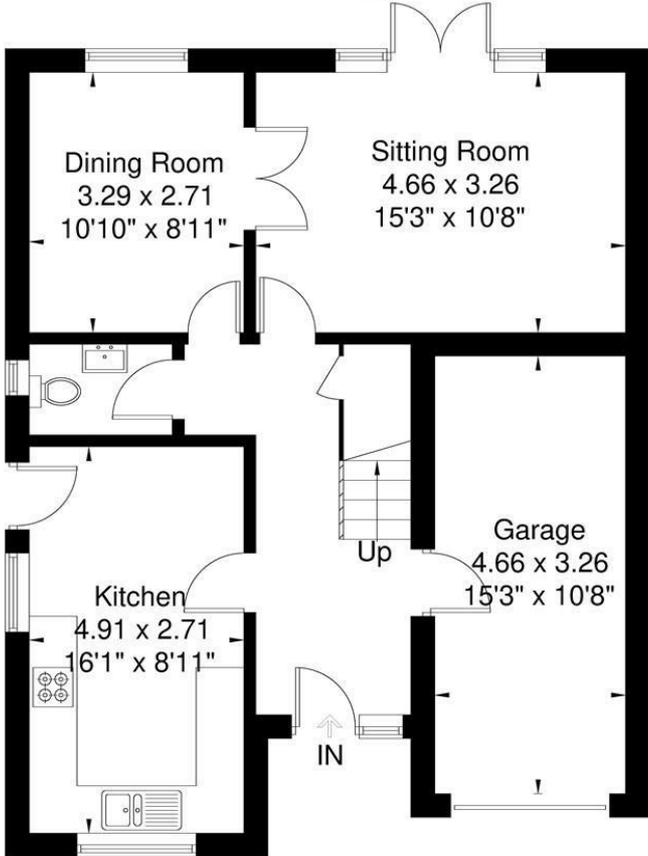
**20 Earls Lane**  
**Slough, Berkshire SL1 5EX**

**Asking price £664,950**

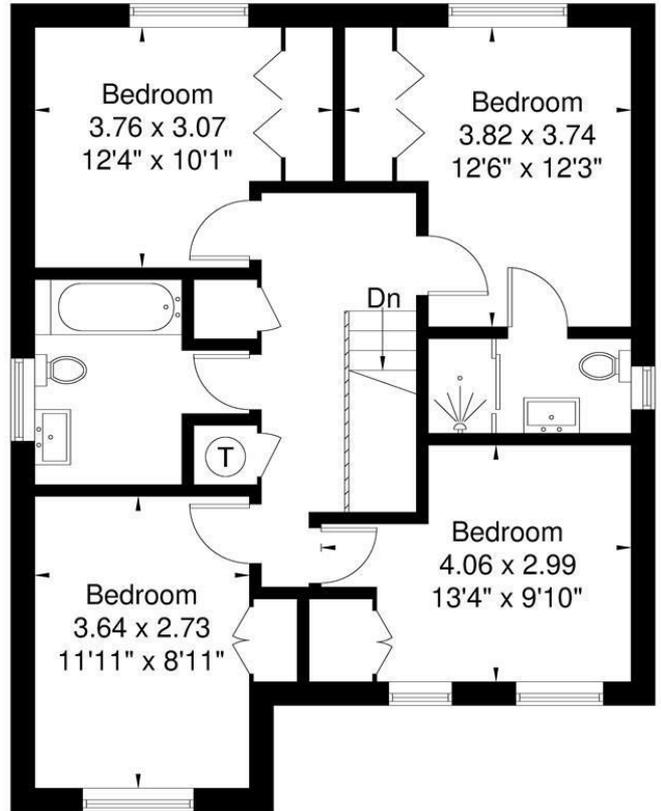
Nestled in the charming area of Cippenham Village, this delightful detached house located on Earls Lane presents an exceptional opportunity for families seeking a spacious and comfortable residence. Spanning an impressive 1,436 square feet, this property boasts a well-thought-out layout that is perfect for modern living, as well as a large rear garden which offers room for further extension. The home features two inviting reception rooms, providing ample space for both relaxation and entertaining. These versatile areas can easily adapt to your family's needs, whether you envision a cosy lounge for family movie nights or a formal dining space for hosting dinner parties. With four generously sized bedrooms, this property ensures that everyone has their own personal sanctuary. The three bathrooms add to the convenience, making morning routines a breeze for busy families. Constructed between 1990 and 1999, this house combines contemporary design with timeless appeal. The surrounding area is known for its community spirit and accessibility to local amenities, making it an ideal location for families. The property is conveniently located within the catchment area of highly sought-after schools and less than a 10-minute walk to Burnham 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. In summary, this property is the ultimate family home, providing both space and comfort in a desirable location. Don't miss the opportunity for this incredible home to be yours.

**Earls Road**

Approximate Gross Internal Area = 133.5 sq m / 1436 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) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">84</span> </div>
(81-91) <b>B</b>		<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">74</span> </div>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.