



JACKSON O'ROURKE

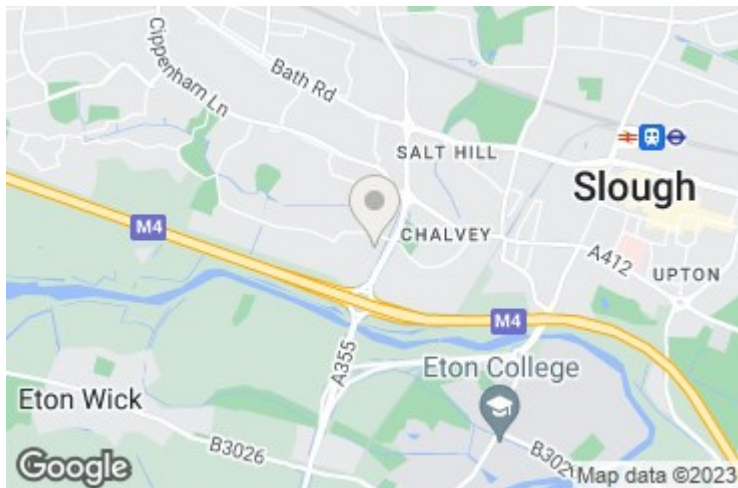
ESTATE AGENTS



12 Paxton Avenue
Slough, Berkshire SL1 2SY
Offers in excess of £449,950

An extended four bedroom semi detached family home in need of some cosmetic updating but offering the opportunity to be a superb and spacious family home. Located on a highly sought-after road and within easy reach of Slough town centre, this pleasant looking and large frontage property offers driveway parking for up to four cars as well as a garage - which can easily be extended/converted to additional living accommodation. Key features include a 16'3 x 10' living room, a 23'9 x 16'1 kitchen/family room, four bedrooms, a family bathroom suite, a large rear garden, gas central heating and double glazing. The property is within walking distance of Slough Mainline Station (Main Paddington line & Crossrail - 20 minutes into London) and access to Central London and Heathrow Airport is easily accessible by car via the M4 Motorway. Outstanding Ofsted rated schools can also be found in the area and some within walking distance, providing schooling from toddlers through to adult education. Junction 6 of the M4 is 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. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes' drive away. Local buses which stop very close by offer a frequent service into Slough town centre, famous for its bus/train station, high street, shops, restaurants and leisure facilities. We highly recommend early viewings to avoid disappointment. Landlords/Investors can expect a rental return of £1650 per calendar month. Sold with no onward chain. Freehold.

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Paxton Avenue

Approximate Gross Internal Area 101.10 sq m / 1088.23 sq ft

(Excluding Garage)

Garage Area 12.83 sq m / 138.10 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	84
(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 EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(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.