



**13 Henry Road
Slough, SL1 2QN**

£459,999

Jackson O'Rourke Estate Agents is delighted to bring to the market a rarely available spacious four bedroom semi detached family home situated within a popular quiet Cul-de-sac in Slough. The Internal features include a large living/dining area, a large kitchen, rear garden, large outhouse with its own bathroom, three spacious double bedrooms with a good sized single bedroom, a family bathroom suite, downstairs shower room, gas central heating and double glazing throughout. The property is perfectly located to provide very easy access in Central London, Heathrow Airport, Reading, Maidenhead & High Wycombe, due to its close proximity to junction 6 of the M4 Motorway (Slough Central). A regular bus service near by also provides easy access to Slough Train Station, which provides a regular service direct into London Paddington via the Elizabeth Line. Local shops are a short walk and at least two major retail parks which provide a selection of different shops and stores are well within walking distance. Slough High Street is approximately a 15 minute walk. Local and popular schools are within easy reach by walking distance. We highly recommend early viewings to avoid disappointment. EPC- D

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Approximate Gross Internal Area 130.69 sq m / 1406.73 sq ft

(Excluding Outbuilding)

Outbuilding Area 20.43 sq m / 219.90 sq ft

Total Area 151.12 sq m / 1626.63 sq ft (Including Outbuilding)



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		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.