

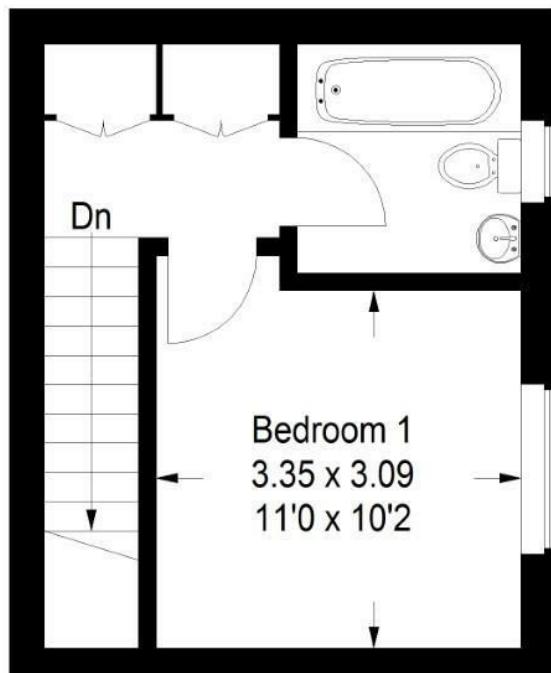
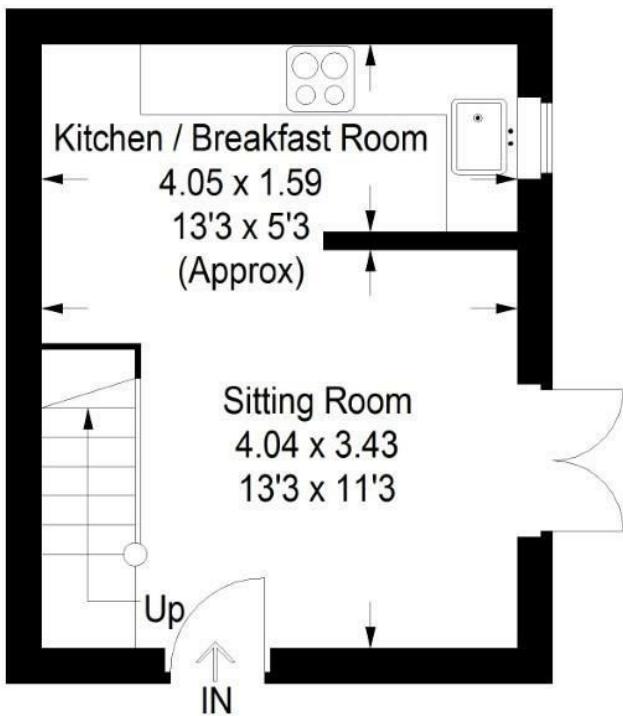


**9 Moore Close
Slough, SL1 9HJ**

Asking price £294,950

A rare opportunity to purchase this luxury one bedroom freehold starter home perfectly located in the heart of Cippenham Village and presented to an extremely high standard throughout which is a credit to its current owners. This immaculate and spacious one bedroom property has been vastly updated over recent years and definately has the 'move straight in' appeal. Along with its private garden this spacious one bedroom property comprises of a large living/dining room with patio doors to garden, a large newly fitted luxury kitchen, gas central heating, upvc double glazing, a large bedroom, designer fitted storage cupboards/wardrobes, a pristine bathroom suite, a large fully insulated and boarded loft (with pull-down ladder, radiator and light) and two allocated parking spaces. The property is perfectly located just off the M4 junction 6, heading towards Cippenham and offers easy access into Heathrow Airport, Central London, Slough Town Centre, Maidenhead, Reading, High Wycombe and the M25/M40 motorway network. Numerous state and private schools can be found in the area, most within walking distance, providing schooling from toddlers through to adult education. Three major supermarkets are also located within a very short proximity, one within walking distance. Local buses which stop close by offer a frequent service into Slough Town Centre, with its famous train station/bus station, high street, shops, restaurants and leisure facilities. We highly recommend early viewings to avoid disappointment. If anyone is looking to purchase a one bedroom property in the area then an internal viewing of this property is a must! Ideal for first time buyers or investors/landlords alike. Sold with no onward chain. Freehold.

Approximate Gross Internal Area
42.2 sq m / 454 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		89
(81-91)	B		
(69-80)	C	71	
(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		90
(81-91)	B		
(69-80)	C	72	
(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.