



JACKSON O'ROURKE

ESTATE AGENTS



**18 Charlton Close
Slough, Berkshire SL1 9HD**

Offers in the region of £389,950

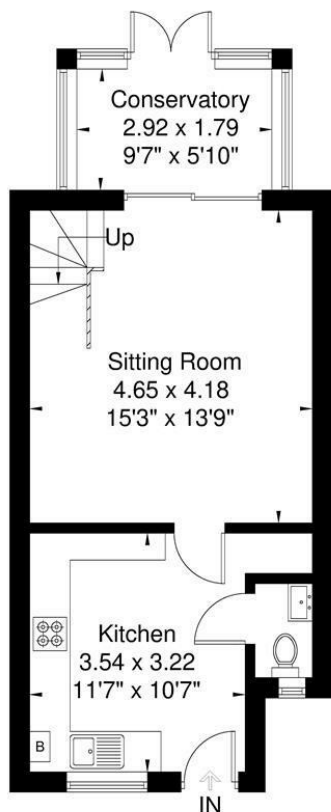
A fantastic opportunity to purchase this spacious and well presented two bedroom modern family home perfectly located within a popular development in the heart of Cippenham Village. The property boasts some excellent features including an extended kitchen/diner, a 15'3 x 13'9 living room, a ground floor cloakroom, a conservatory, a garage, two double bedrooms, a modern bathroom suite, a well kept private rear garden, gas central heating and UPVC double glazing. The property has a prime location on a quiet cul-de-sac and is located very close to shops and within a five minute walk of the local Asda supermarket. The property is perfectly situated within the catchment area of popular schools and within easy reach of both Burnham and Slough train station (Main Paddington Line and Crossrail Station, 20 minutes into London). 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. Ideal purchase for first time buyers. Freehold. Viewings for this property are highly recommended.

Charlton Close

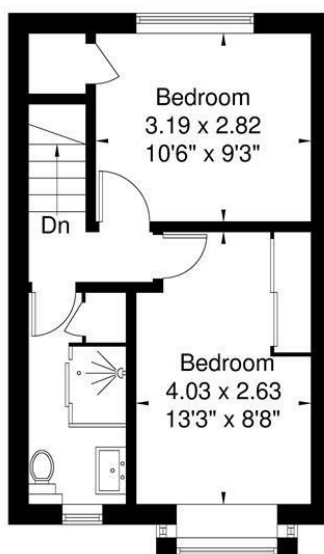
Approximate Gross Internal Area = 69.8 sq m / 751 sq ft

Garage Area = 12.3 sq m / 132 sq ft

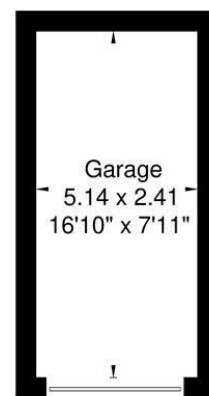
Total = 82.1 sq m / 883 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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		75	81
		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.