



**31 Warner Close
Slough, Berkshire SL1 5LZ**

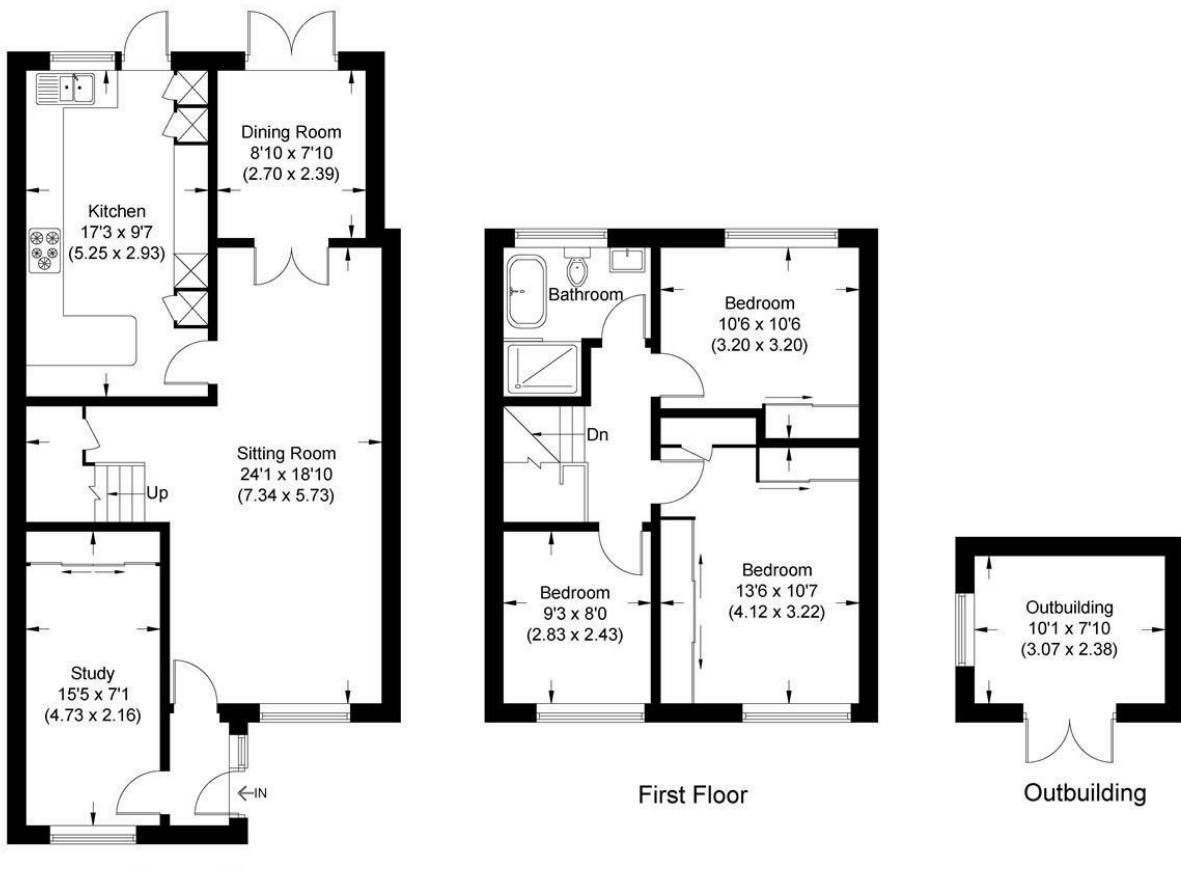
Offers in excess of £450,000

A superb three/four bedroom extended family home conveniently situated in a quiet cul-de-sac in the heart of Cippenham Village. The property is presented to an immaculate standard throughout which is credit to the current owner and we highly advise early viewings as this property is likely to sell very quickly. Offering spacious living, key features include a large entrance porch, a 24'1 x 18'10 living room, a dining room, a luxury fully fitted kitchen/breakfast room, a study room / bedroom four, a modern family bathroom suite, three first floor double bedrooms, gas central heating, double glazed windows/doors, a private rear garden with a brick-built outbuilding (perfect as an office or simply storage) and driveway parking for up to three cars. Situated on a highly sought after road the property is within walking distance of Burnham station (main Paddington Line and Crossrail Station, 20 minutes into London). The property is also within the catchment area of outstanding schools - including The Cippenham School, Burnham Grammar, Herschel Grammar and The Westgate School. 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. Freehold. Highly recommended. EPC - C

Warner Close

Approximate Gross Internal Area 106.12 sq m / 1142.26 sq ft
(Excluding Outbuilding)

Outbuilding Area 7.31 sq m / 78.68 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		86
(81-91)	B	74	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		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.