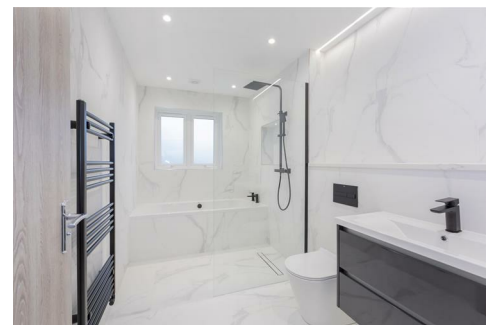
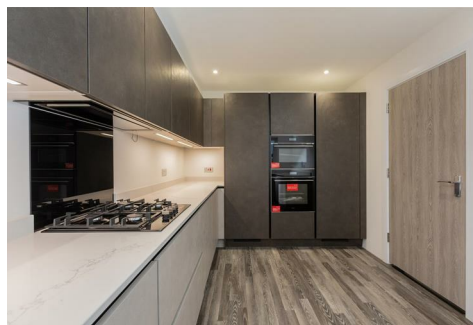




JACKSON O'ROURKE

ESTATE AGENTS

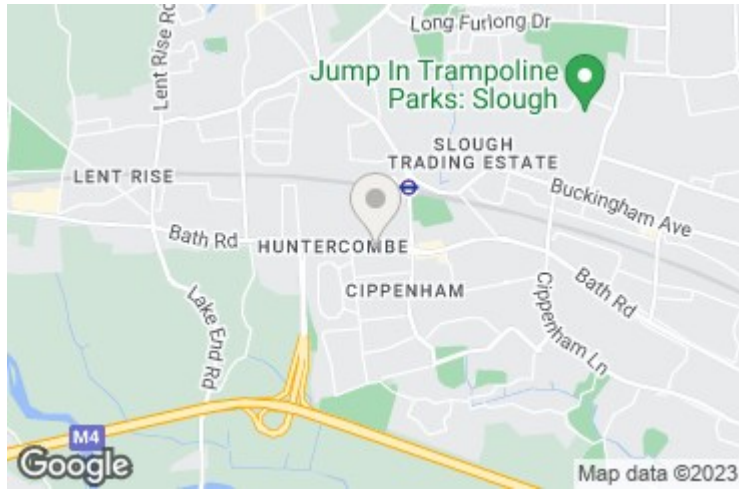


**4 Avonhurst Mews
Cippenham, Berkshire SL1 6FF**

Asking price £575,000

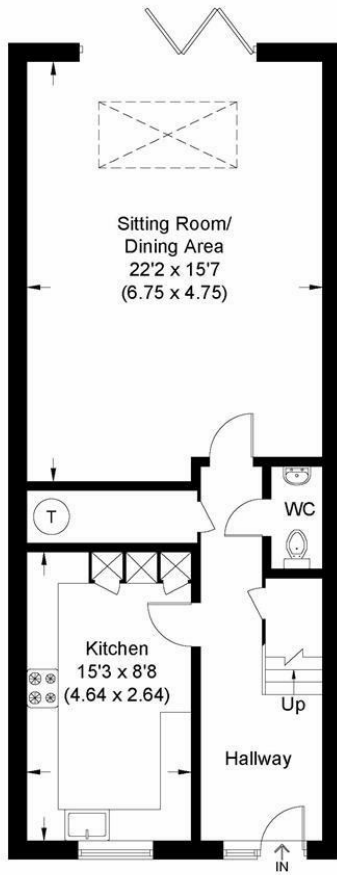
Introducing Cippenham Mews, a superb development brought to the market by Rosewood Estates, consisting of five brand new luxury four-bedroom houses situated within a sought-after location close to the heart of Cippenham Village. Each property has been built to a high specification with a wealth of fantastic features, including a large kitchen with integrated appliances, a 22'2 x 15'7 living/dining room with bi-fold doors leading to a south facing rear garden, a ground floor cloakroom, a four piece first floor family bathroom suite, three first floor bedrooms, a second floor master bedroom with en-suite shower room, driveway parking for two cars, fully double glazed and gas central heating. The property is a five minute walk to Burnham station (main Paddington line and Crossrail station - 20 minutes to London). Less than a couple minutes drive is junction 7 of the M4 motorway, providing quick and easy access to Central London, Heathrow Airport and the M25/M40 motorway network. Numerous state and private schools can be found in the Cippenham area, most within walking distance, providing schooling from toddlers through to adult education. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes drive. Local buses which stop very close by offer a frequent service into Slough town centre, Windsor and Maidenhead.

4 Avonhurst Mews, Cippenham, Berkshire SL1 6FF

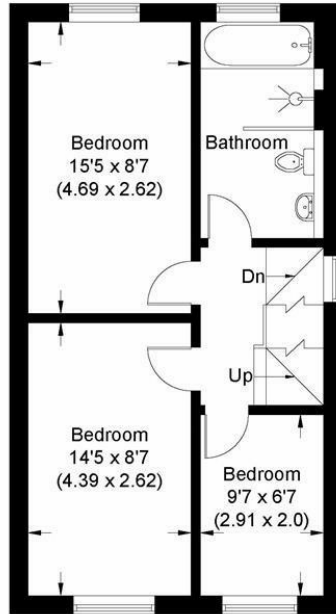


Cippenham Mews

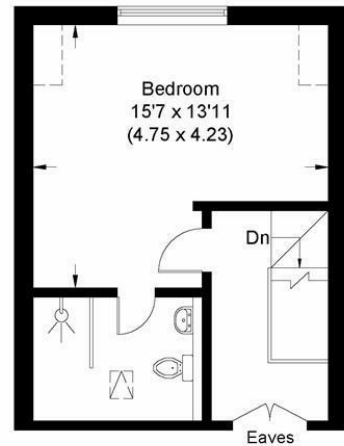
Approximate Gross Internal Area 133.62 sq m / 1438.27 sq ft



Ground Floor



First Floor



Second 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		
(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.