



## **376 Cippenham Lane Slough, Berkshire SL1 2YE**

**Offers in excess of £399,950**

A fantastic opportunity to purchase this three bedroom family home located on a highly sought-after road in Cippenham Village which is in need of general modernisation. The property has been recently re-wired and as well as a new gas central heating system installed.

Accommodation comprises of a large living/dining room, a kitchen, a utility area, three double bedrooms, a bathroom suite, a front garden which could easily be transformed into driveway parking, and a large rear garden offering huge potential for a single storey extension (STPP). The property is situated within the catchment area of popular schools and less than a 5 minute drive to Slough train station (Main Paddington Line and Crossrail Station - The Elizabeth Line - 20 minutes into London). Three major supermarkets are located within a very short proximity, local shops are a couple of minutes walk as is the Thames jubilee river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 6 of the M4 is a 1 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. Slough Trading Estate is close by, as is Bath Road central and several retail parks with branded shops and famous restaurants. Viewings highly recommended. Sold with no onward chain. Excellent purchase for first time buyers. Superb investment for landlords.

## Cippenham Lane

Approximate Gross Internal Area = 85.2 sq m / 917 sq ft

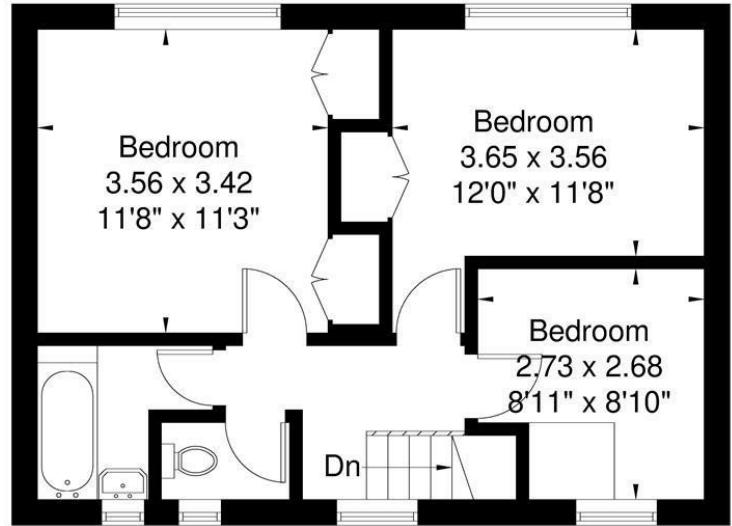
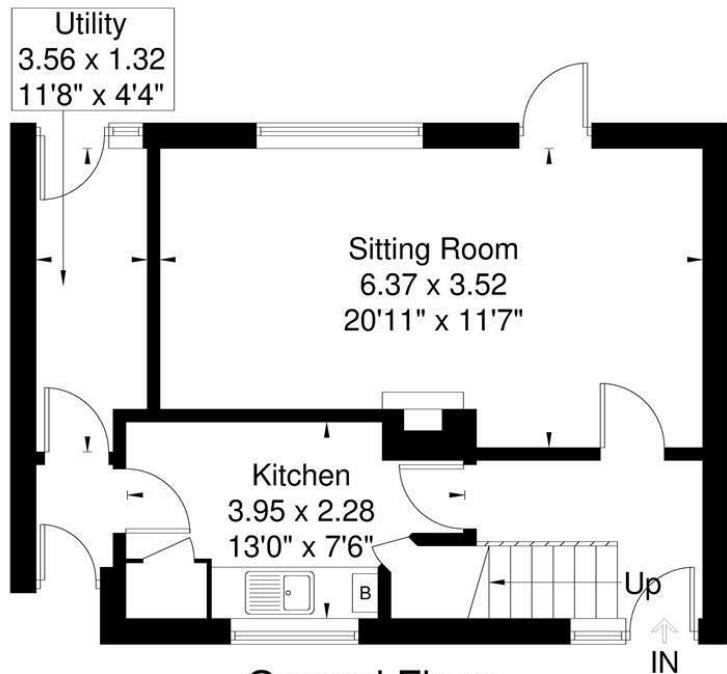


Illustration for identification purposes only,  
measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.