



JACKSON O'ROURKE

ESTATE AGENTS



**39 Haig Drive  
Slough, SL1 9HA**

**Offers in excess of £219,999**

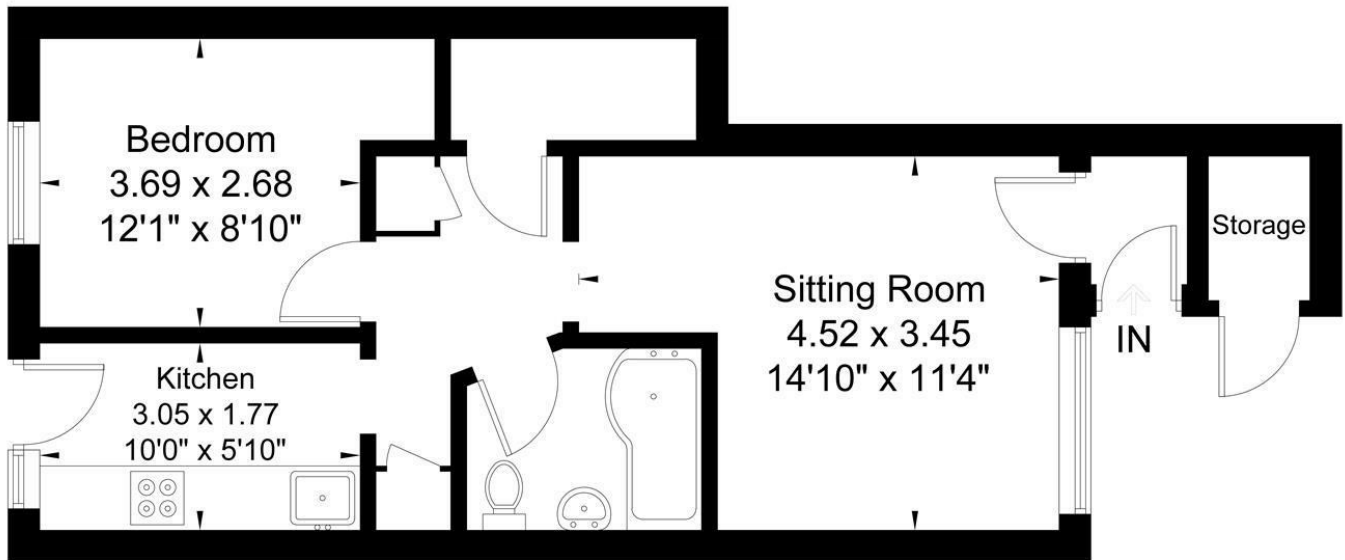
A spacious and immaculately presented one bedroom ground floor maisonette situated in the heart of Cippenham which benefits from its own private rear garden. Key features include a living room, a pristine kitchen, a double bedroom with fitted wardrobes, a bathroom suite with bath and shower, plenty of storage space, an allocated parking space and a private rear garden accessible from the kitchen. The property is within easy reach of Slough Mainline Station (Main Paddington & Elizabeth Line - 20 minutes to London) and the M4 junction 6 is less than a 5 minute drive, providing quick and easy access to Central London and Heathrow Airport. Plenty of shops including famous supermarkets are within walking distance and several retail parks with well known branded shops are located close by. Perfect investment opportunity or a great purchase for first time buyers. The property will be sold with a healthy extended lease (124 years). No Service Charge. Peppercorn Ground Rent. Early viewings highly recommended.

## 39 Haig Drive, Slough, SL1 9HA





**Haig Drive**  
Approximate Gross Internal Area = 41.6 sq m / 447 sq ft



**Ground 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) <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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		77	77
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			
<b>England &amp; Wales</b>			
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.