



JACKSON O'ROURKE

ESTATE AGENTS



**10 Sandringham Court
Slough, Berkshire SL1 6JZ**

Offers in excess of £550,000

Jackson O'Rourke Estate Agents is delighted to bring to the market this four bedroom semi detached family home situated at the end of a popular cul-de-sac, close to Burnham station. The property offers a superb investment opportunity as well as a family purchase, due to the Crossrail Service which offers a direct and regular service from Burnham station direct into Central London. Burnham station is less than a 5 minute walk. The property is also located in a prime location for popular schools, with Burnham Gramma and several Cippenham Schools including The Westgate School all within walking distance. The property is also a short drive (less than 5 minutes) to junction 7 of the M4 (Slough West) which provides easy access to London, Heathrow Airport, Slough Town Centre, Maidenhead, Reading and High Wycombe. Shops, including supermarkets, are well within walking distance and the Bath Road (A4) offers a selection of retail parks with many famous shopping brands and restaurants. Features of the property include a large living/dining room a kitchen, a large rear garden, a ground floor cloakroom (W.C), four bedrooms, a family bathroom suite, double glazing, gas central heating, parking for two cars and a secure lockable garage. The property offers huge scope to extend, subject to planning permission. The property also benefits from being sold with no onward chain. We highly recommend early viewings to avoid disappointment.

Sandringham Court

Approximate Gross Internal Area = 86 sq m / 925 sq ft

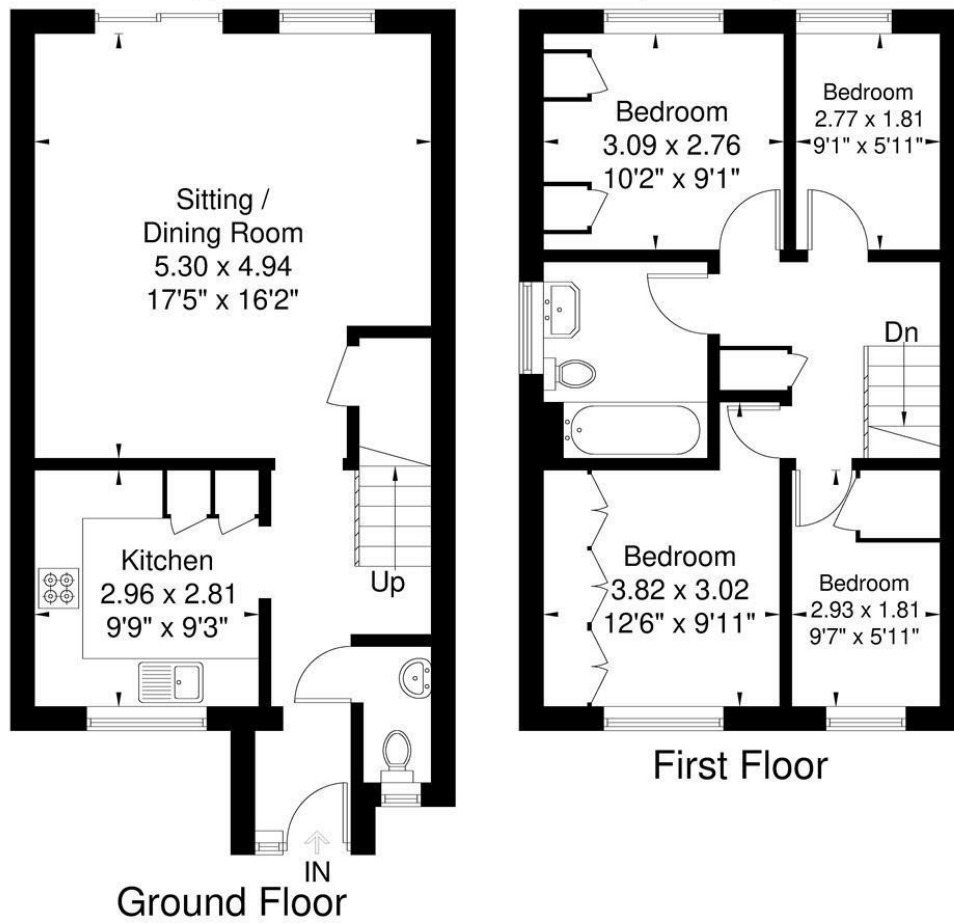


Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		68	84
		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.

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