



JACKSON O'ROURKE

ESTATE AGENTS



**50 Hunters Way  
Cippenham, Berkshire SL1 5UB**

**Offers in excess of £474,950**

A great opportunity to purchase this well presented and spacious three/four bedroom detached family home perfectly situated within the heart of Cippenham Village. Property features include a large living room, a spacious kitchen/breakfast room, a separate dining room/family room (or bedroom four), a conservatory, a good size rear garden, a ground floor cloakroom, three first floor bedrooms, a family bathroom suite and an en-suite shower room to the master bedroom. The property is fully double glazed and gas central heated.

The property is well within walking distance of Burnham station which is on the London Paddington line and The Elizabeth Line (Crossrail) which provides a frequent and speedy service straight into the heart of Central London (Leicester Square, Canary Wharf etc).

Numerous state and private schools can be found in the Cippenham and Burnham area, most within walking distance, providing schooling from toddlers through to adult education. Three major supermarkets are also located within a very short proximity, one within walking distance. Junction 6 of the M4 motorway is less than a five minute drive, providing easy access to Heathrow Airport, Central London, Maidenhead, Reading, Slough Central and the M25/M40 network. Local buses which stop close by offer a frequent service into Slough Town Centre, with its famous bus Station, High Street, shops, restaurants and leisure facilities. The property is freehold and sold with no onward chain. Call us now to arrange an internal viewing.



**Ground Floor**

Approximate Gross Internal Area  
106.4 sq m / 1145 sq ft



**First 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		70	85
		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		66	83
		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.