



JACKSON O'ROURKE

ESTATE AGENTS



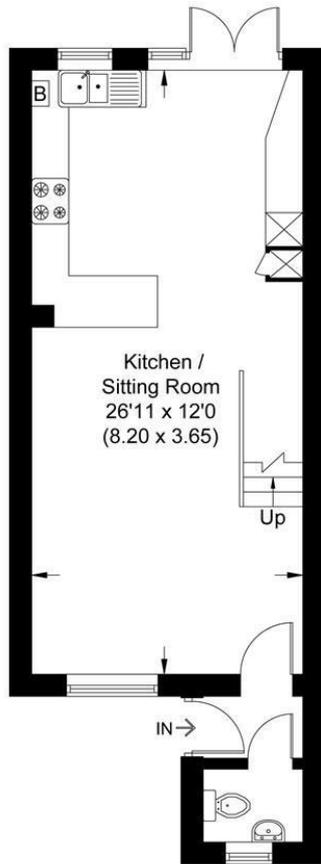
**3 Trumper Way
Cippenham, Berkshire SL1 5EY**

Offers in excess of £360,000

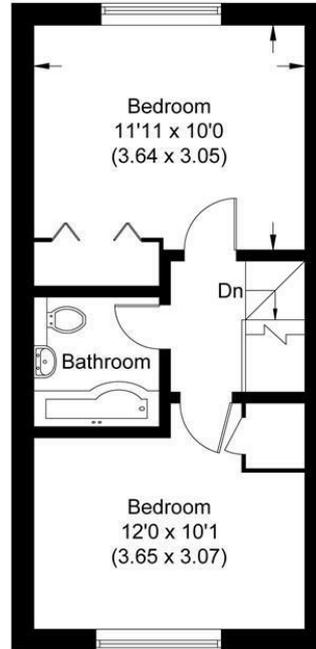
A fantastic opportunity to purchase this newly redecorated two bedroom semi detached family home in Cippenham, perfectly located within a sought after cul-de-sac in the heart of the village. Originally constructed in 1998 on the Cedar Park development in Cippenham, the property has been the subject of recent modernisation by the current owners. Key features include a large open plan newly fitted Kitchen/Living area with doors leading out to a good size private rear garden, ground floor cloakroom, bathroom suite, two double bedrooms, loft storage space, gas boiler with central heating system, double glazed windows throughout and driveway parking for two cars. The property is perfectly situated within the catchment of popular Cippenham Schools and less than a 10 minute walk to Burnham train station (Main Paddington Line and Crossrail Station, 20 minutes into London). Three major supermarkets are located within a very short proximity, local shops and retail parks are a couple of minutes walk as is the Thames river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 motorway network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive. Ideal investment for landlords or the perfect starter home for first time buyers. Viewings highly recommended. Call us now to arrange your viewing. Freehold. EPC - C

Trumper Way

Approximate Gross Internal Area 62.92 sq m / 677.26 sq ft



Ground Floor



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			87
(81-91) B		71	
(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.