



JACKSON O'ROURKE

ESTATE AGENTS



1 Collier Close Slough, SL1 5FU

Offers in excess of £499,950

Situated within a sought-after modern development in Cippenham Village is this larger than normal three bedroom end of terrace family home, which benefits from three double bedrooms and an impressive 1223 sq ft of living space. The property also has the additional benefit of being sold with no onward chain and we highly recommend early viewings to avoid disappointment. Key features include a 21'8 x 13'4 living / dining room, a fully fitted modern kitchen with integrated appliances, a ground floor cloakroom, a first floor family bathroom suite, a grand master bedroom with dressing area and en-suite shower room, two further double bedrooms, a private rear garden, allocated parking for two cars, gas central heating to radiators and UPVC double glazing. The property is perfectly positioned within the catchment area of highly sought-after schools and well within walking distance of Burnham Rail Station (Main Paddington line and Crossrail station, 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 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 network.

Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive and well known Supermarkets are all within walking distance making this an ideal family home. Landlords/Investors looking to purchase this property can expect a rental income of £2000 per calendar month. The view from the front does not give credit to how spacious this property is, therefore we highly recommend internal viewings and quickly to avoid disappointment. Freehold.

Collier Close

Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft

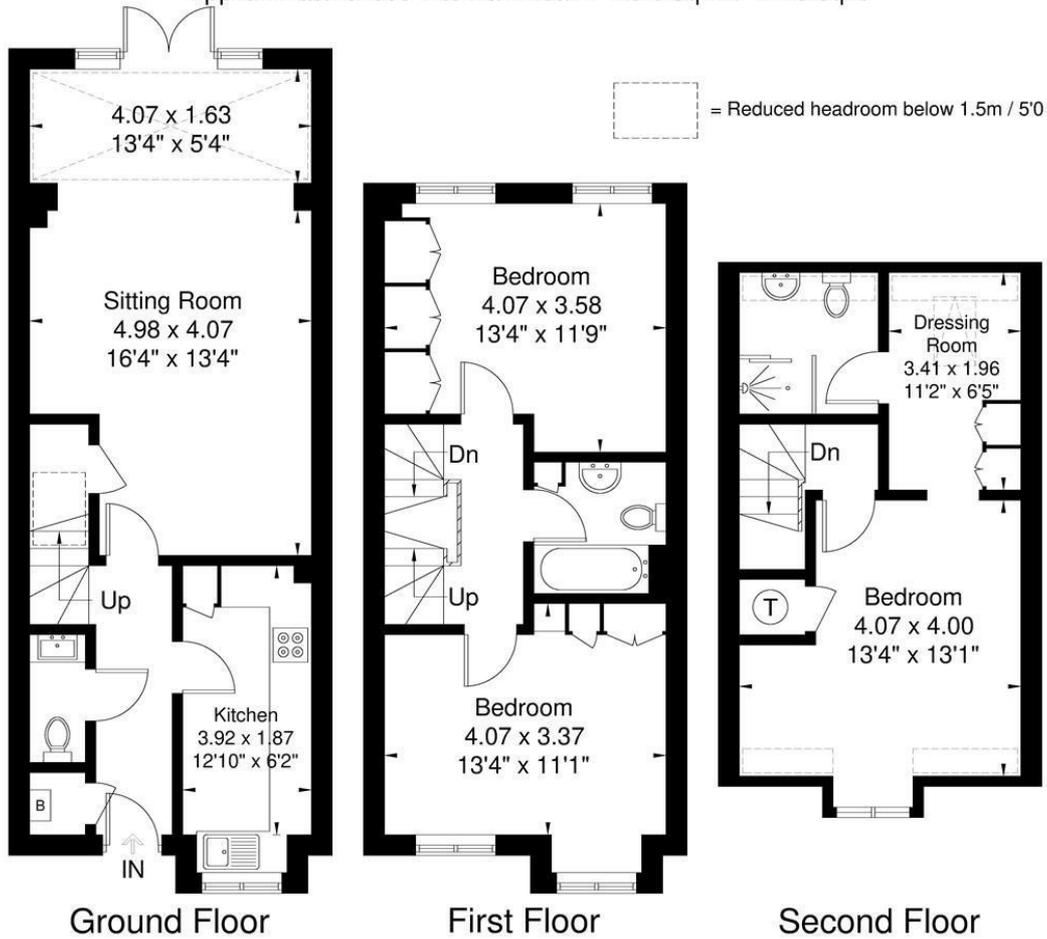


Illustration for identification purposes only,
measurements are approximate, not to scale.

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		80	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.