



**48 Pearl Gardens  
Slough, SL1 2YT**

**Asking price £485,000**

A fantastic opportunity to purchase this extended and spacious three bedroom semi detached family home perfectly positioned within a sought-after cul-de-sac close to the heart of Cippenham Village. Key features include a 15'5 x 12' living room, a fully fitted kitchen, a dining area, three double bedrooms, a family bathroom suite, a good size rear garden, a garage, driveway parking for two cars, gas central heating and UPVC double glazing. Located less than 5 minute drive from junction 6 of the M4 (Slough Central), this property is perfect for commuting to Heathrow Airport, Central London, Gatwick and the M25/M40 motorway network. Local buses which stop close by offer a frequent service into Slough Town Centre and Heathrow Airport. Slough Mainline Station is within easy reach, as is Burnham Station, which both offer a regular service to Central London and The West End via The Elizabeth Line. The property is situated within the catchment area of highly sought-after primary, grammar, faith schools and nurseries. Three major supermarkets are also located within a very short proximity, one within walking distance. We highly recommend early viewings to avoid disappointment. Perfect Investment. Sold with no onward chain. View now. EPC Rating - C.

## Pearl Gardens

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft

Garage = 10.6 sq m / 114 sq ft

Total = 94.5 sq m / 1017 sq ft

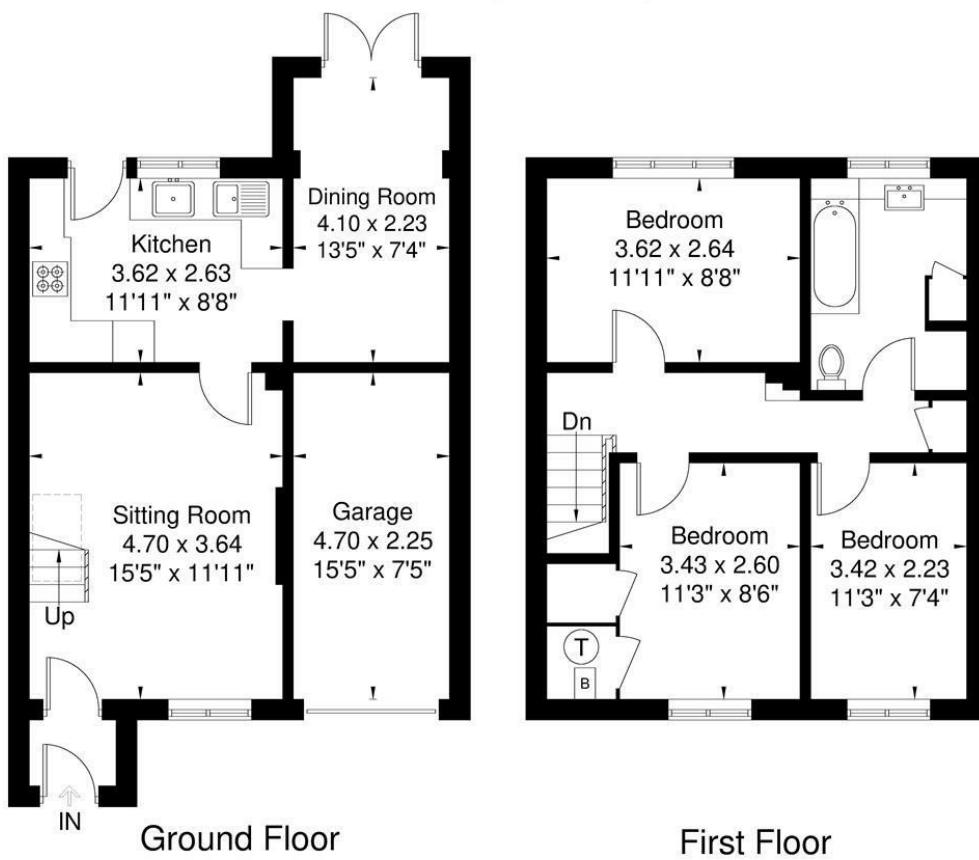


Illustration for identification purposes only,  
measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			
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			
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.