



JACKSON O'ROURKE

ESTATE AGENTS



**47 Kent Avenue  
Slough, SL1 3AB**

**Asking price £549,950**

A spacious, beautifully presented and extended three/four bedroom semi detached family home perfectly located within easy reach of Slough town centre and situated within the catchment area of local amenities and popular schools. Key features include a 21'5 x 13'2 living room, a 16'8 x 13'1 kitchen/diner, a utility room, a ground floor cloakroom (w.c), an office, a large ground floor storage area, three first floor bedrooms, a first floor family bathroom suite, a large rear garden which leads to a 20' x 12'4 annexe which also benefits from a toilet and shower, gas central heating throughout, UPVC double glazing and driveway parking for two cars. The property is located on a highly sought after road and within a 5 minute drive of Slough Mainline Station (Main Paddington Line & Crossrail station - 20 minutes into London). The property is a few minutes drive to junction 6 of the M4 motorway and a ten minute drive to the Beaconsfield junction of the M40, which provides quick and easy access to Central London, Heathrow Airport and the M25 motorway network. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes walk/drive away. Local buses which stop very close by offer a frequent service into Slough town centre. Sold with no onward chain. Viewings highly recommended.

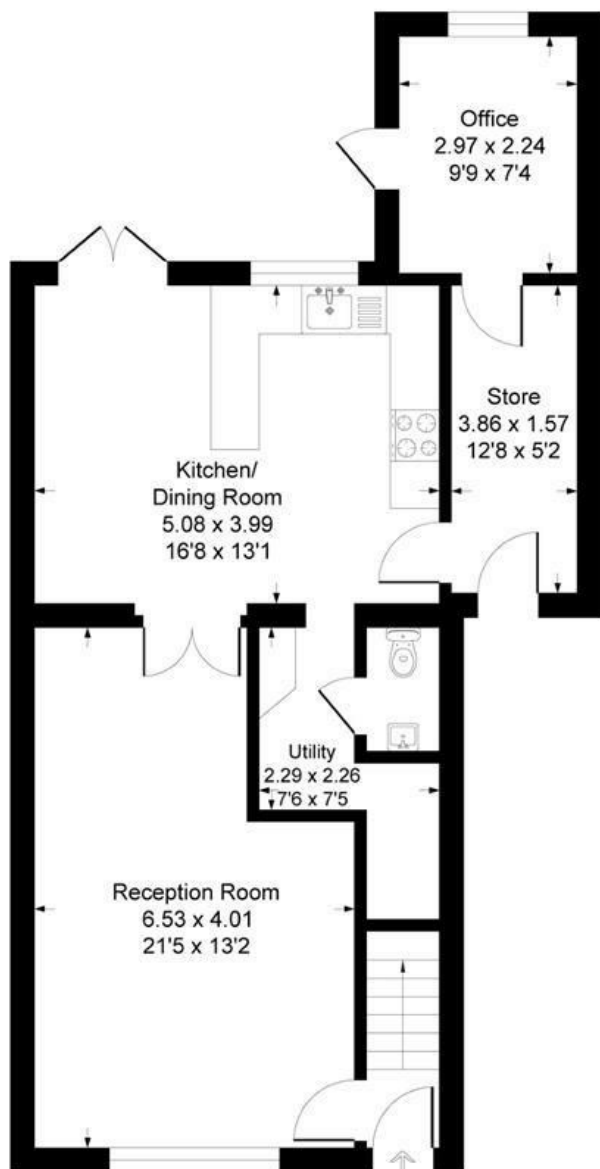


# Kent Avenue SL1

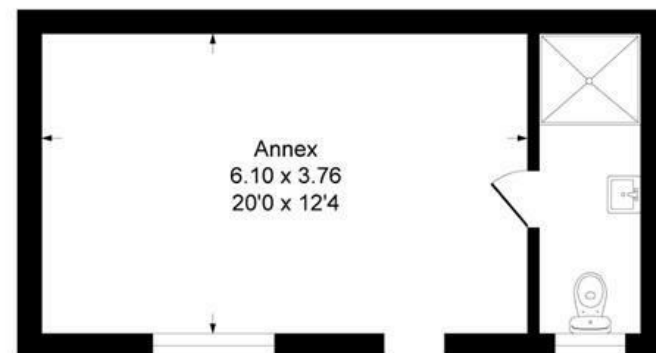
Approximate Gross Internal Floor Area = 102.2 sq m / 1101 sq ft

Outbuilding Area = 28.2 sq m / 304 sq ft

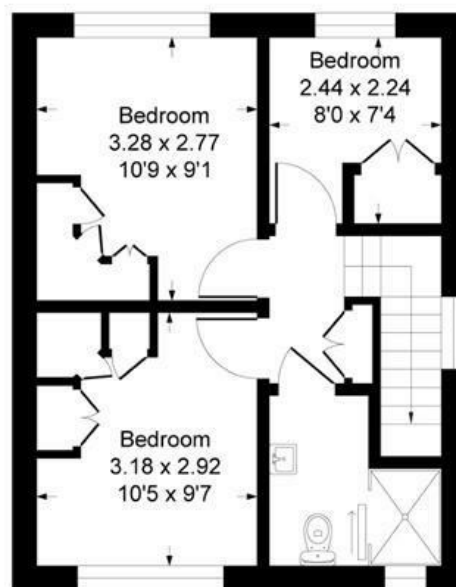
Total Area = 130.4 sq m / 1405 sq ft



Ground Floor



Outbuilding



First Floor

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

Produced By Esjay Property Marketing

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	83
		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			
		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.