

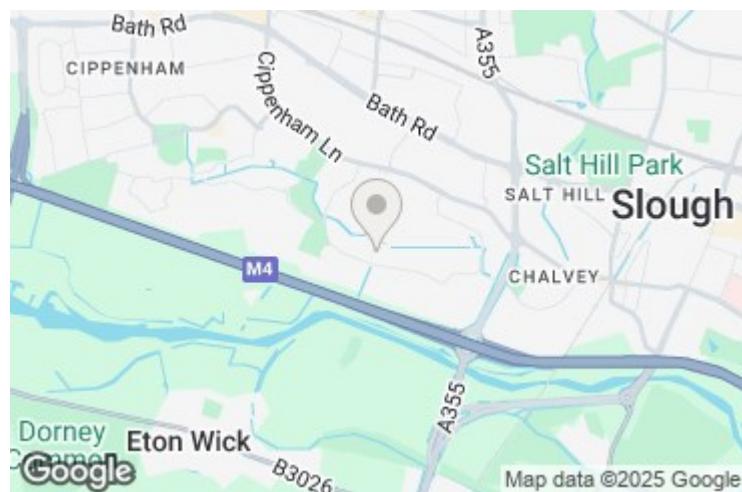


**21 Baird Close  
Cippenham, Berkshire SL1 9HL**

**Offers in excess of £450,000**

An immaculate three bedroom semi detached family home presented to a high standard and perfectly located within one of the most popular developments in Cippenham Village. The property has been well kept by its current owner and offers light and spacious accommodation throughout. Features include a good size living/dining room, a large kitchen, a ground floor cloakroom, three bedrooms, a family bathroom suite, a south-west facing rear garden, a garage, parking for two/three cars, gas central heating and double glazed windows throughout. The property also has potential to extend, subject to planning permission rules. Numerous state and private schools can be found in the Cippenham area, most within walking distance, providing schooling from toddlers through to adult education. This peaceful development in Cippenham is perfectly located within approximately two miles of Slough town centre, with its abundance of food stores, retail shops, pubs and restaurants, leisure and sports facilities. Just over a mile from this property is junction 6 of the M4 motorway, providing fast access to Central London as well as easy connections to the M25 and M40 network. Heathrow Airport is only 12 miles away, whilst Slough itself offers a first class mainline train service to London Paddington every 10 minutes and will soon benefit from the Crossrail (20 minutes direct into central London). Shops and supermarkets are well within walking distance making this the perfect family home. Viewings are highly recommended. Freehold.

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Approximate Gross Internal Area = 74.2 sq m / 799 sq ft

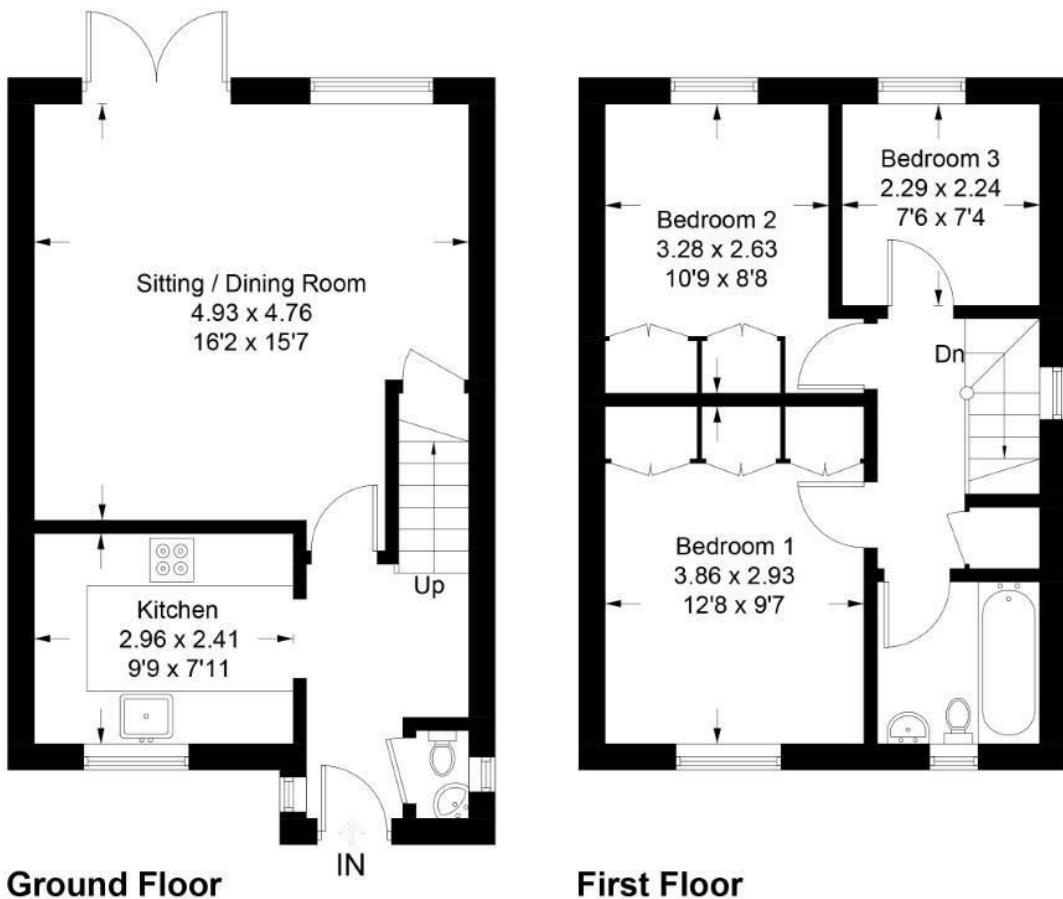


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID677502)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(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>			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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			
<b>England &amp; Wales</b>			

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.