



**1 Grimsby Road
Slough, Berkshire SL1 5FE**

Offers in excess of £500,000

A stylishly presented three bedroom end of terrace modern family home located in Cippenham Village. The property offers light and modern accommodation, with key features that include a modern kitchen, two reception rooms, utility room, a ground floor cloakroom, three good size bedrooms (master bedroom has en-suite shower room), a modern family bathroom suite, loft storage space, a landscaped private rear garden, allocated parking space, further visitors parking spaces, fully double glazed windows and gas central heating. 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) Also two minutes walking distance to the bus stop direct access to Slough). 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 (15 mins), 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. We highly recommend internal viewings and quickly to avoid disappointment. Freehold.

Grimsby Road

Approximate Gross Internal Area = 96.1 sq m / 1034 sq ft

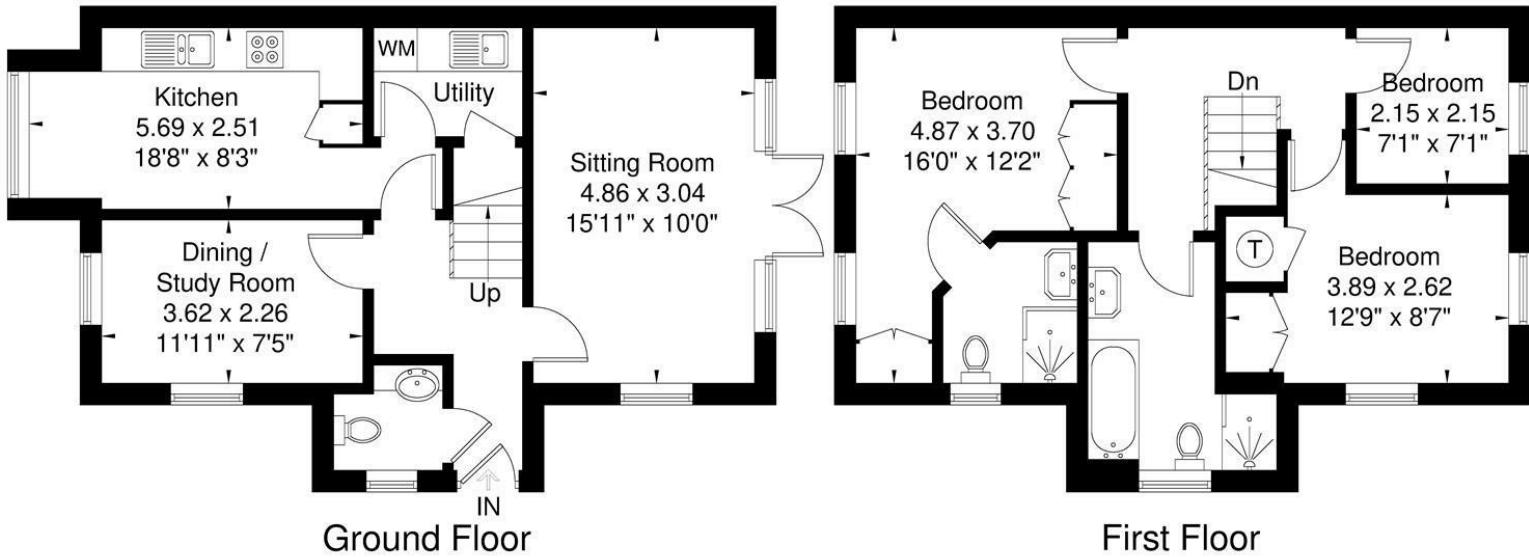


Illustration for identification purposes only,
measurements are approximate, not to scale.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 90 |
| (92 plus) | A | | |
| (81-91) | B | 77 | |
| (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.