



**83 Pearl Gardens
Slough, Berkshire SL1 2YX**

Asking price £374,950

A beautifully presented two bedroom end of terrace family home perfectly positioned towards the end of a quiet cul-de-sac in Cippenham. Decorated to a high standard throughout, (which is credit to its current owner), this property will make an ideal purchase for first time buyers and a sound investment for buy-to-let landlords. Key features include a living/dining room, a modern kitchen/breakfast room, two bedrooms, a first floor family bathroom suite, gas central heating, UPVC double glazed windows, loft storage space, driveway parking and a well designed private rear garden. An additional allocated parking space is also included, adjacent to the property itself. The property also has potential to extend, subject to planning permission. This property is perfect for commuting to Heathrow Airport, Central London, Gatwick and the M25/M4 motorway network. Local buses which stop close by offer a frequent service to Slough Mainline Rail Station, which offers a regular service into the heart of Central London/The West End via The Elizabeth Line. The property falls within the catchment of highly sought-after schools and three major supermarkets are located within a very short proximity, one within walking distance. Freehold. Sold with no onward chain. Viewings highly recommended. EPC - C

Pearl Gardens

Approximate Gross Internal Area 55.46 sq m / 596.96 sq ft

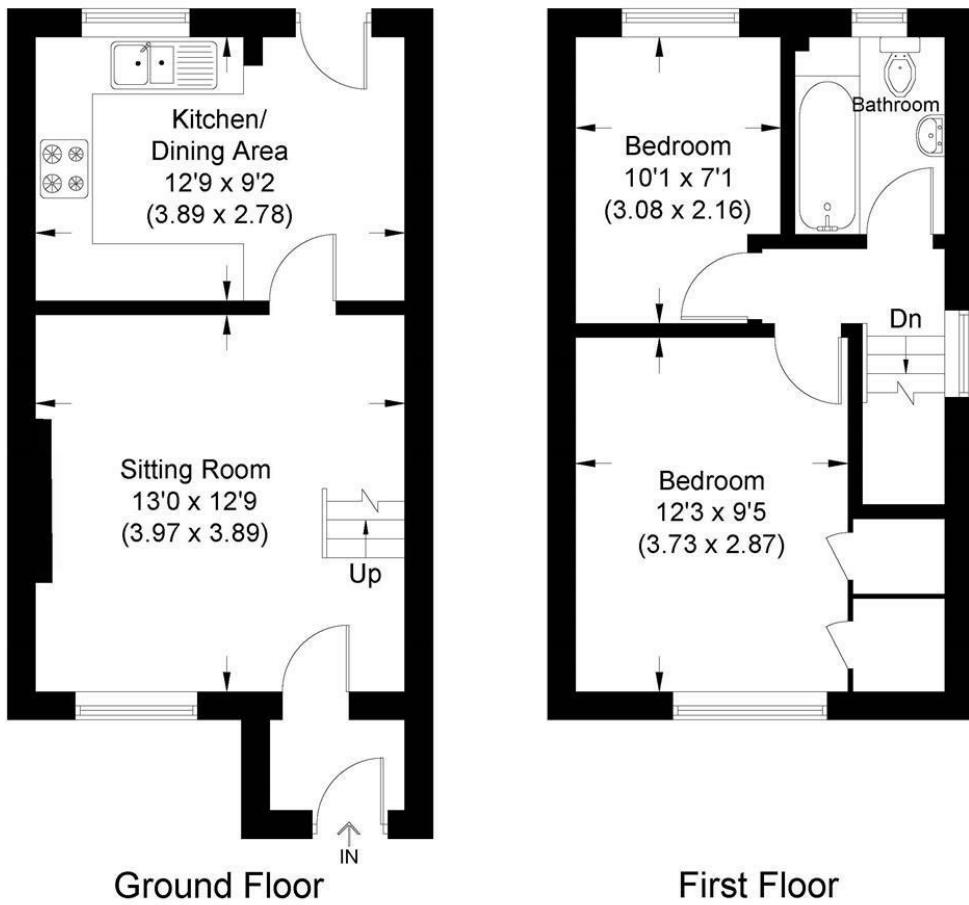


Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(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	
Very environmentally friendly - lower CO ₂ emissions		Current	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(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.