



JACKSON O'ROURKE

ESTATE AGENTS



21 Nine Acres Slough, Berkshire SL1 5TZ

Asking price £549,950

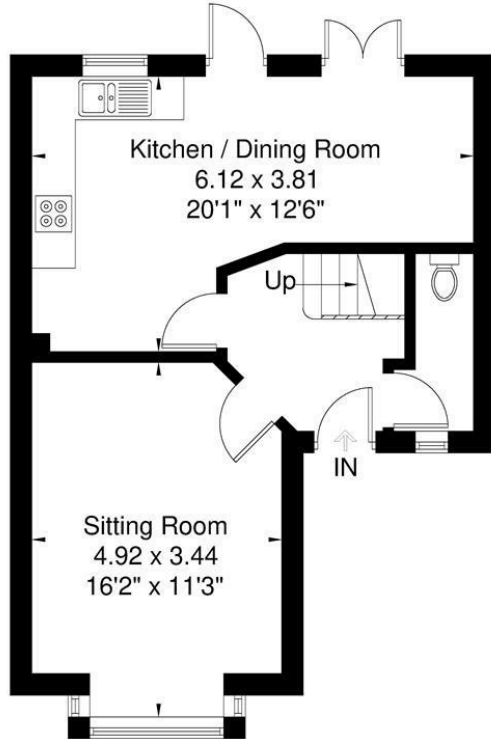
A well presented three bedroom detached modern family home perfectly positioned within one of the most sought-after cul-de-sacs in Cippenham Village. Key features include a living room, a large 20' x 12'6" kitchen/diner, a ground floor cloakroom, three double bedrooms, an en-suite shower room to the master bedroom, a family bathroom suite, driveway parking, gas central heating and double glazing. The property also benefits from a large outbuilding in the garden, ideal for use as a playroom/gym/office. An extension to the property is also possible, subject to normal planning consent. The location is a commuter's dream, with Burnham Station (Main Paddington Line and Crossrail Station - 24 minutes into London, 46 minutes to Canary Wharf) being less than a 20-minute walk. Numerous state and private schools can be found in the Cippenham and Burnham area, most within walking distance, providing schooling from toddlers through to adult education. Three major supermarkets are also located within a very short proximity, one within walking distance. Junction 6 of the M4 motorway is less than a five-minute drive, providing easy access to Heathrow Airport, Central London, Maidenhead, Reading, Slough Central and the M25/M40 network. Local buses which stop close by offer a frequent service into Slough Town Centre, with its well-connected bus station (services running to Heathrow and West London all day), a high street, shops, restaurants and leisure facilities. We highly recommend early viewings to avoid disappointment. Freehold. EPC - C.

Nine Acres

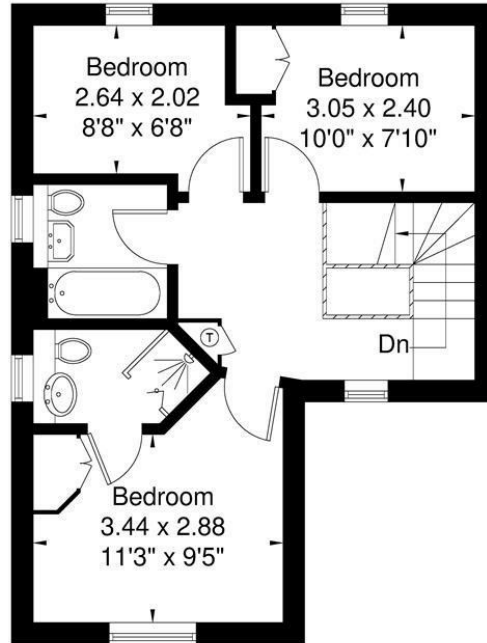
Approximate Gross Internal Area = 83.9 sq m / 903 sq ft

Outbuildings = 16.1 sq m / 173 sq ft

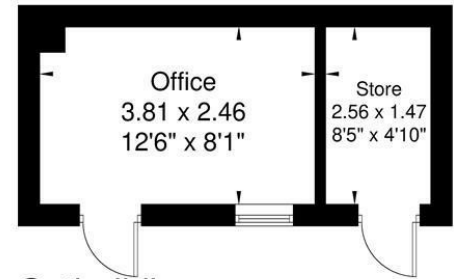
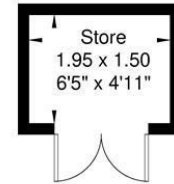
Total = 100.0 sq m / 1077 sq ft



Ground Floor



First Floor



Outbuildings
(Not Shown In Actual
Location / Orientation)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	

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.

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