



JACKSON O'ROURKE

ESTATE AGENTS



**8 Spring Lane
Cippenham, Berkshire SL1 5BQ**

Asking price £549,950

A very rear and exciting opportunity to purchase this spacious three bedroom semi detached family home located on one of the most sought after roads in Cippenham Village which benefits from having the potential to add a large double storey side extension (subject to normal planning rules) and/or a large plot offering potential for further development. Features include a 19' x 12' living room, a large 24' x 18' kitchen/diner, a ground floor cloakroom, three good sized bathrooms, a family bathroom suite, front and rear gardens, driveway parking for three cars, a large double garage, double glazing and gas central heating. The property is perfectly situated within the catchment of popular Cippenham and Burnham Schools and less than a 10 minute walk to Burnham train station (Main Paddington Line and upcoming Crossrail Station, 20 minutes into London). 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, 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. Slough Trading Estate is within walking distance, as is Bath Road central and several retail parks with branded shops and famous restaurants. Viewings for this property are highly recommended. Sold with no onward chain. Freehold.

Approximate Gross Internal Area = 116.2 sq m / 1251 sq ft
 Garage = 25 sq m / 269 sq ft
 Total = 141.2 sq m / 1520 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID732541)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.