



JACKSON O'ROURKE

ESTATE AGENTS



**7 Coe Spur  
Cippenham, Berkshire SL1 9JL**

**Offers in excess of £374,999**

A beautifully presented three bedroom family home perfectly located within one of the most popular developments in Cippenham Village. The property has been kept to a high standard by its current owners and offers light and spacious accommodation throughout. Features include a spacious living/dining room with, a large conservatory/dining/family room, a good size modern kitchen, three first floor bedrooms, a newly fitted family bathroom suite, a good size loft space (potential for conversion - subject to PP), a low maintenance south-facing rear garden, solar panels, a garage with driveway parking in front for two cars, gas central heating and double glazed windows throughout. The property is situated within a highly sought after and peaceful development within the borough of Slough (Slough having been voted the best place to live and work in the UK for two years running!). Outstanding rated schools are within easy reach (both junior/primary and secondary/grammar schools) and some within walking distance. The property is situated within three miles of Windsor town centre, with its abundance of food stores, retail shops, pubs, 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 15 minutes and will soon benefit from the Crossrail Service (20 minutes to Central London). Shops and supermarkets are all within walking distance making this the perfect family home. Viewings are highly recommended.

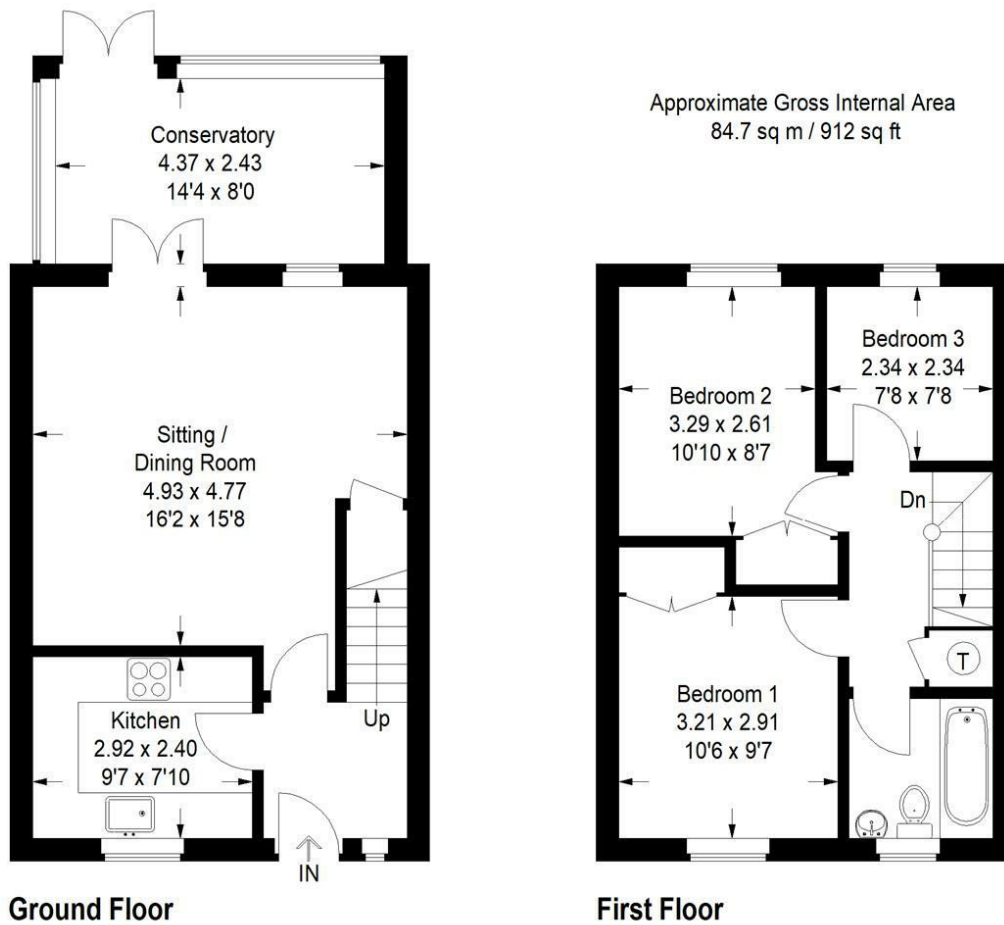


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		83	87
	EU Directive 2002/91/EC		

Environmental impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	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.