



JACKSON O'ROURKE

ESTATE AGENTS

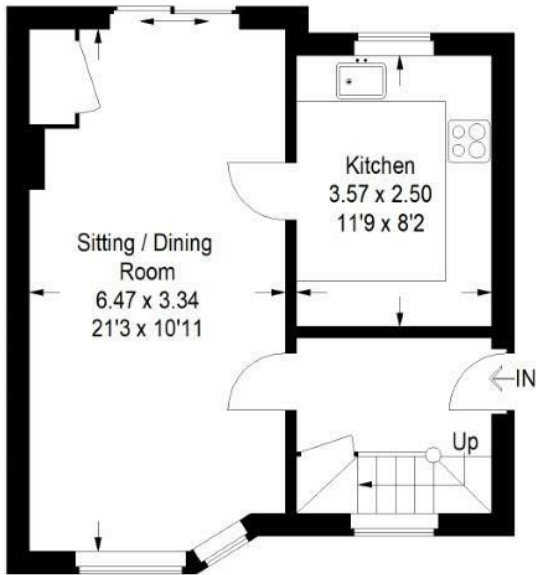


**13 Plackett Way
Cippenham, Berkshire SL1 5JU**

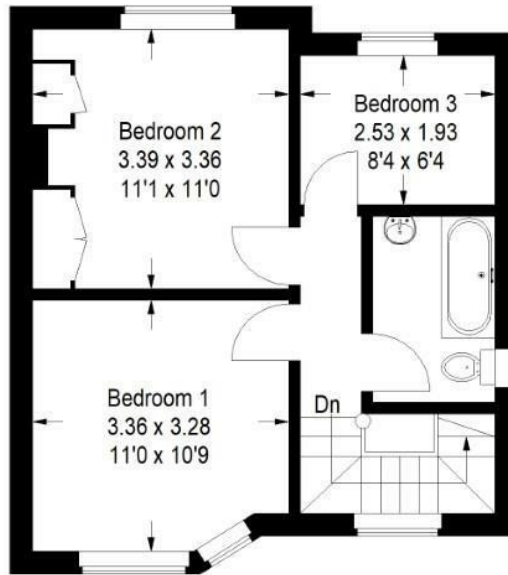
Asking price £374,950

A superb opportunity to purchase this well presented three bedroom semi detached family home perfectly located within a sought-after road in the heart of Cippenham Village. The property offers light and spacious accommodation with key features including a large 21' living/dining room, a newly fitted kitchen including a plumbed-in American fridge freezer, a first floor family bathroom suite, three first floor bedrooms, loft space (partially boarded) which can easily be converted into bedroom number four (subject to planning permission), gas central heating, double glazed windows, driveway parking for two cars, a garage and a good sized family rear garden. The property is perfectly located within walking distance of Burnham station (10 minutes walk), which currently offers a regular service to London Paddington every 30 minutes and will soon benefit from the upcoming Crossrail which will greatly enhance commuting to London's West End and the City. Less than a five minute drive from the property is junction 7 of the M4 motorway, providing quick and easy access to Central London, Heathrow Airport and the M25/ M40 motorway network. Numerous state and private schools can be found in the Cippenham area, most within walking distance, providing schooling from toddlers through to adult education. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes drive away. Local busses which stop very close by offer a frequent service into Slough town centre, with its famous bus/train station, high street, shops, restaurants and leisure facilities. We highly recommend early viewings to avoid disappointment.

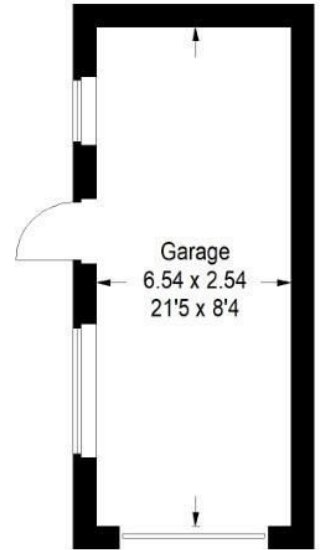
Approximate Gross Internal Area = 77.9 sq m / 838 sq ft
 Garage = 16.9 sq m / 182 sq ft
 Total = 94.8 sq m / 1020 sq ft



Ground Floor



First Floor



(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			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.