



# JACKSON O'ROURKE

## ESTATE AGENTS

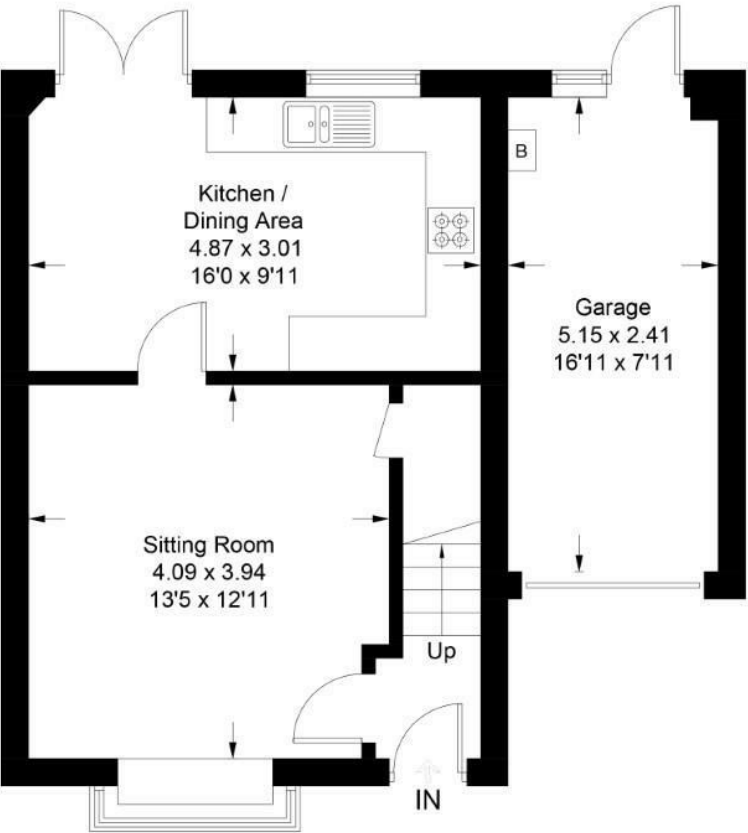


### 2 Moore Close Cippenham, Berkshire SL1 9HJ

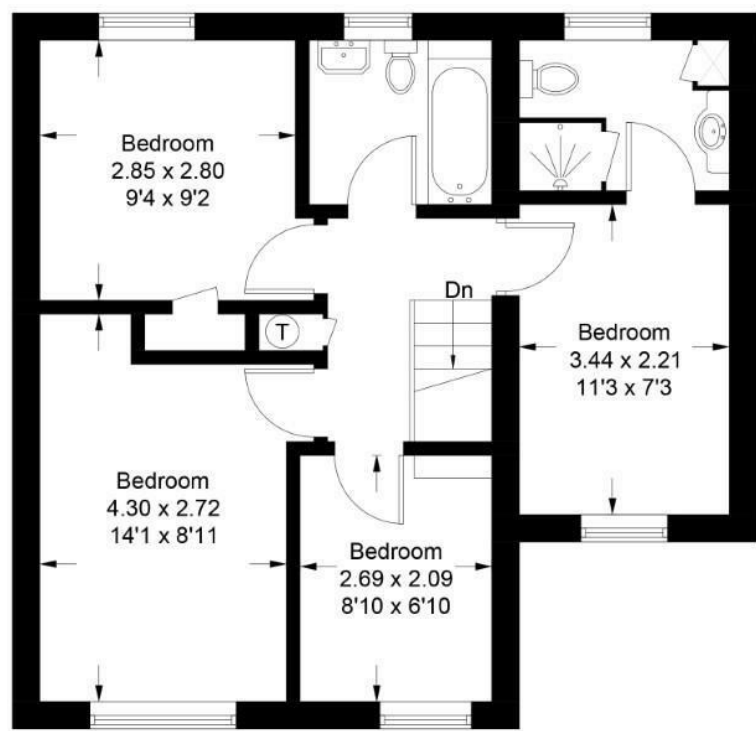
**Offers in excess of £449,950**

A fantastic opportunity to purchase this extended four bedroom semi detached family home presented to a high standard and perfectly located within one of the most popular developments in Cippenham Village. The property boasts light and spacious accommodation throughout and key features include a 13'5 x 12'11 living room, a large 16' x 10' kitchen/diner, a family bathroom suite, four bedrooms, one en-suite shower room, an attractive and good size private rear garden, a garage (easily convertible to create an additional reception room / bedroom 5), driveway parking to the front, loft storage space (can easily be converted to a bedroom subject to normal planning consent), gas central heating and double glazed windows throughout. Other qualities included in the sale and worth noting include an air conditioning unit on the first floor, a water softener for the entire home, a separate filtered drinking water tap, a power shower, a Vaillant boiler, Hive heating control and a Ring Full HD 1080p Door View Cam. Highly sought-after schools can be found in the Cippenham/Slough area, some within walking distance, providing schooling from toddlers through to adult education. This peaceful development in Cippenham is perfectly located within approximately two miles of Slough town centre, with its abundance of food stores, retail shops, pubs and 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/M40 motorway network. Heathrow Airport is only 12 miles away, whilst Slough itself offers a first class mainline train service to London Paddington every 10 minutes and will soon benefit from the Crossrail - 20 minutes direct to the heart of the City. Shops and supermarkets are well within walking distance making this the perfect family home. Viewings are highly recommended. Sold with no onward chain. Freehold.

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft  
 Garage = 12.1 sq m / 130 sq ft  
 Total = 97.7 sq m / 1051 sq ft



Ground Floor



First Floor

Illustration for identification purposes only.  
 measurements are approximate, not to scale. (ID741945)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.