



JACKSON O'ROURKE

ESTATE AGENTS



**15 Cippenham Close
Cippenham, Berkshire SL1 5BH**

Asking price £409,950

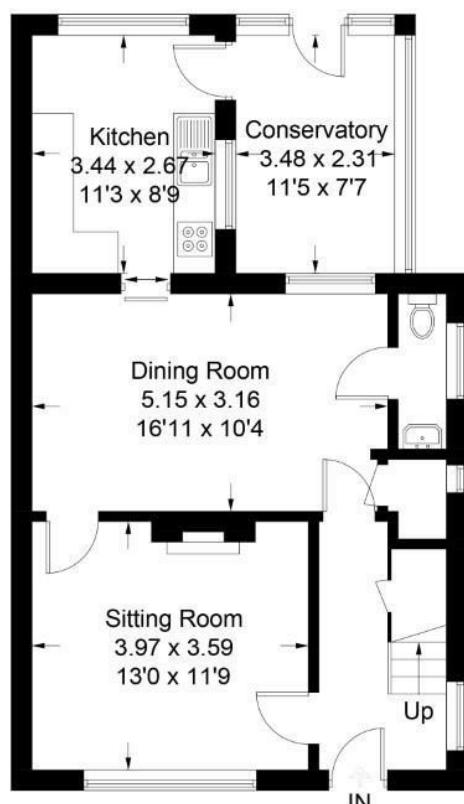
An excellent opportunity to purchase a three bedroom semi detached house located within one of the most prestigious and sought after cul-de-sac's in Cippenham Village. Although in need of some cosmetic modernisation, this property has the utmost potential to become a large and fantastic family home.

The property boasts a large south facing rear garden, offering huge potential to extend (subject to planning permission) as well as a good size front garden which could easily be converted to maximise driveway parking for up to three or four cars. Accommodation comprises of a living room, a dining room, a downstairs cloakroom, an extended kitchen, a conservatory, three good sized bedrooms, a first floor family bathroom suite and double glazed windows throughout. The property is situated within the catchment of outstanding Cippenham & Burnham Schools and well within walking distance of 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.

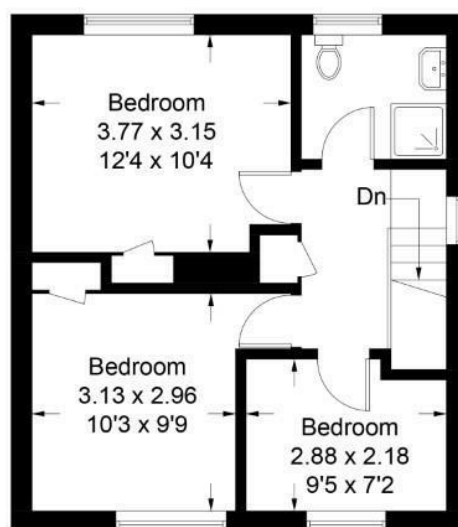
Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft

Shed = 7.2 sq m / 77 sq ft

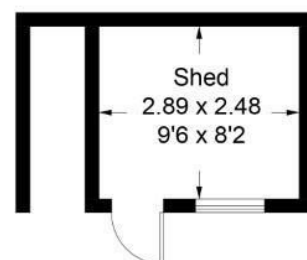
Total = 109.9 sq m / 1182 sq ft



Ground Floor

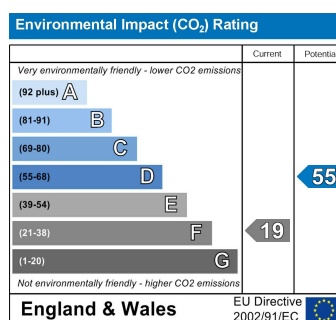
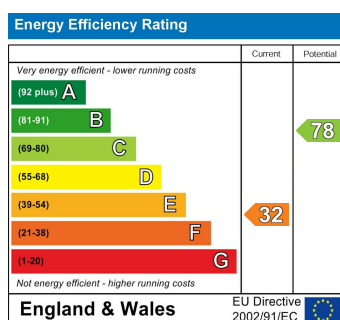


First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID636100)



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.