



JACKSON O'ROURKE

ESTATE AGENTS



**49 Lowestoft Drive
Cippenham, Berkshire SL1 6PB**

Offers in excess of £324,950

An immaculately presented two bedroom end of terrace house superbly positioned within a modern and sought after development in Cippenham. Tucked away and located towards the end of a quiet cul-de-sac, the property has been updated and modernised by the current owners to offer a beautifully kept family home. Key features include a 15'7 x 11'10 living/dining room, a newly fitted modern kitchen, two double bedrooms, a family bathroom suite, a good size and recently updated private rear garden (with side gate to front), loft storage space (boarded and insulated), double glazing, gas central heating, and driveway parking at the front for up to two cars. The property offers easy access to Heathrow Airport (12 miles) and Central London via the M4 motorway, with Junction 7 being less than a two minute drive. Burnham station (main Paddington Line and upcoming Crossrail Station) is less than a 15 minute walk with a train every 30 minutes into London. Popular schools can be found in the area, some within walking distance, providing outstanding 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. 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.

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Approximate Gross Internal Area = 58.2 sq m / 626 sq ft

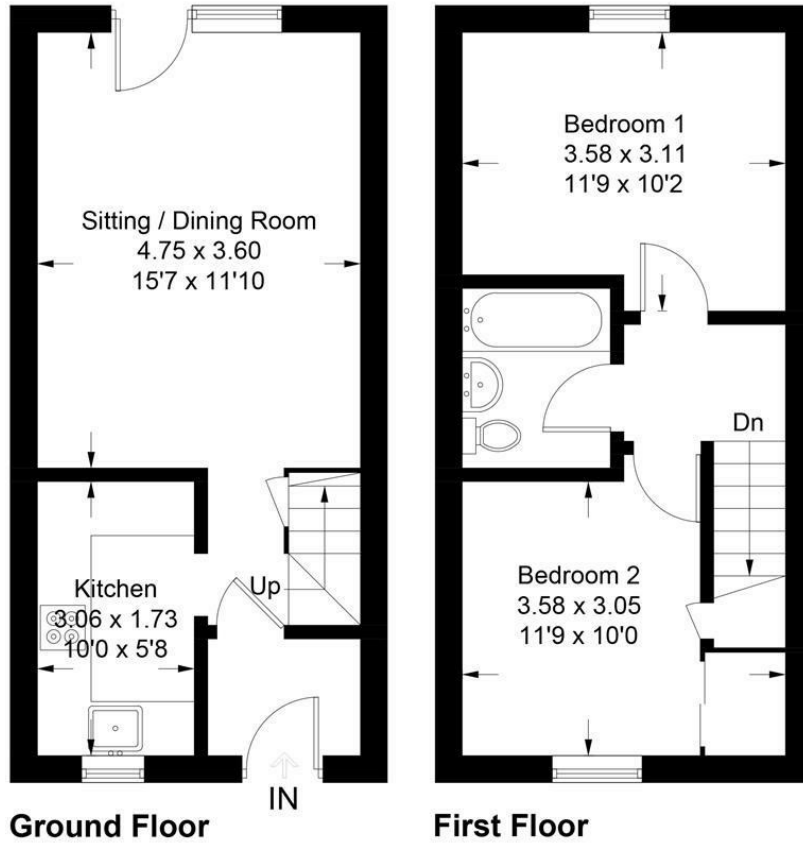


Illustration for identification purposes only, measurements are approximate, not to scale. (ID696217)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | 67 | |
| (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.