



JACKSON O'ROURKE

ESTATE AGENTS



**16 Moore Close
Cippenham, Berkshire SL1 9HJ**

Asking price £379,950

A fantastic opportunity to purchase this three bedroom semi detached family home with a garage, perfectly located within the ever popular Windsor Meadows development in Cippenham Village, Slough. This well presented property boasts spacious living accommodation, with key features including a large living room, a modern kitchen, a family bathroom suite, three first floor bedrooms, loft storage space (with pull down ladder), a private rear garden, driveway parking, a garage, double glazed windows and gas central heating. The property is excellently situated within the catchment of popular and outstanding schools, from toddler through to adult education, some within walking distance. 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 and M40 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 future Crossrail Service. Shops and supermarkets are well within walking distance making this the perfect family home. Viewings are highly recommended.

Approximate Gross Internal Area = 73.9 sq m / 795 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 86.4 sq m / 929 sq ft

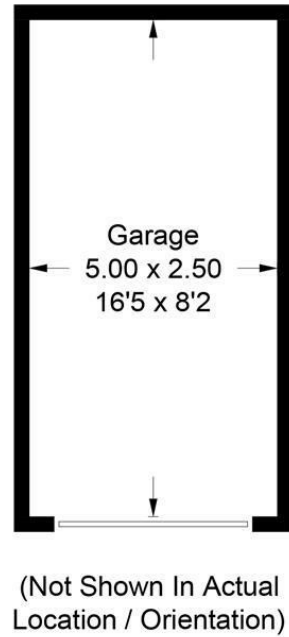
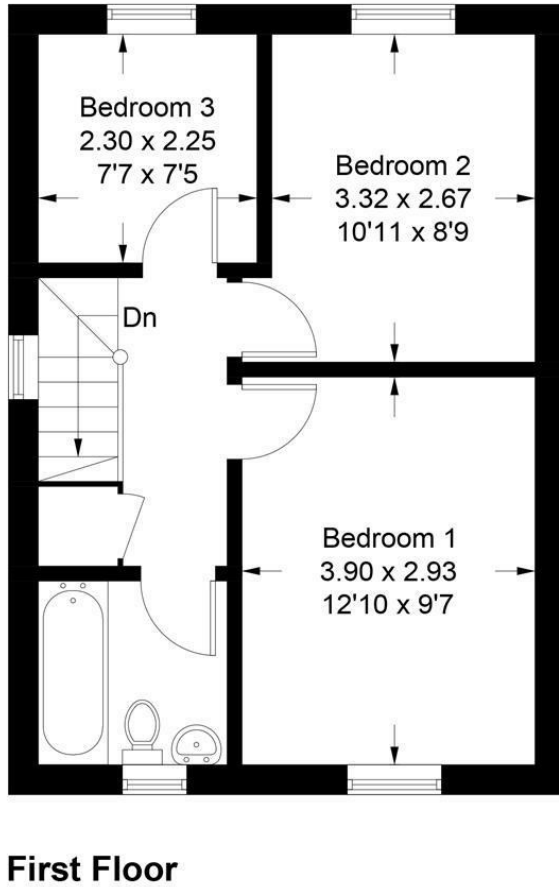
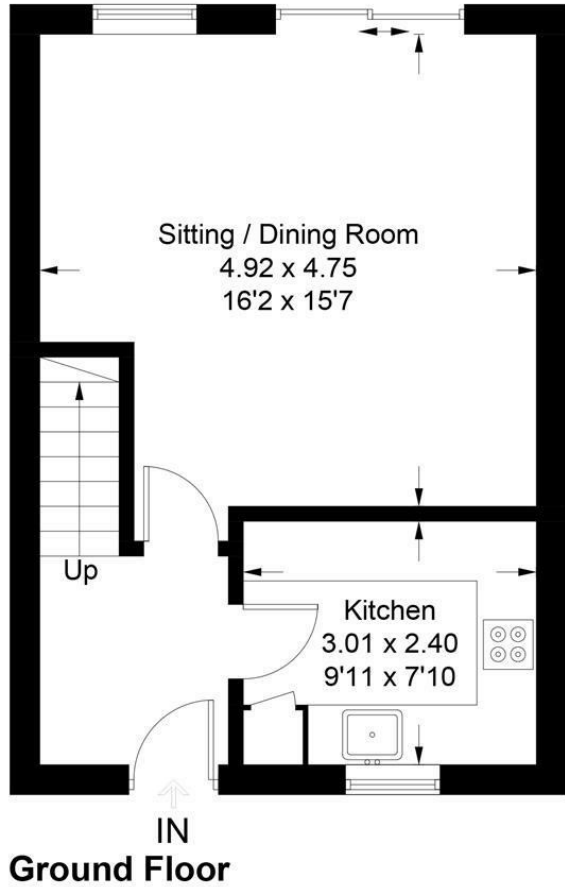


Illustration for identification purposes only, measurements are approximate, not to scale. (ID696266)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(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.