



JACKSON O'ROURKE

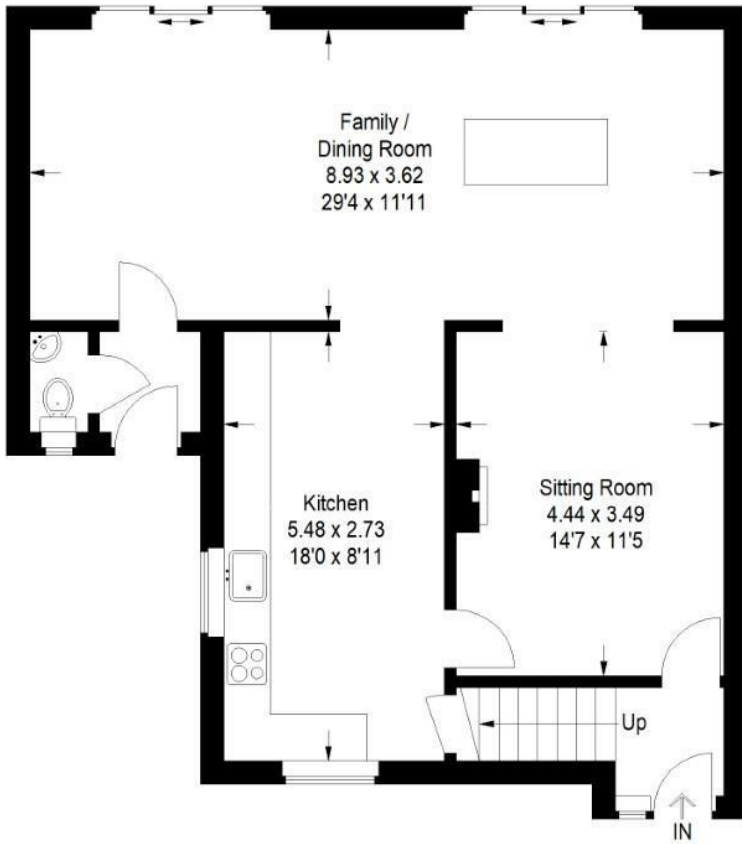
ESTATE AGENTS



**5 Lincoln Way
Cippenham, Berkshire SL1 5RF**

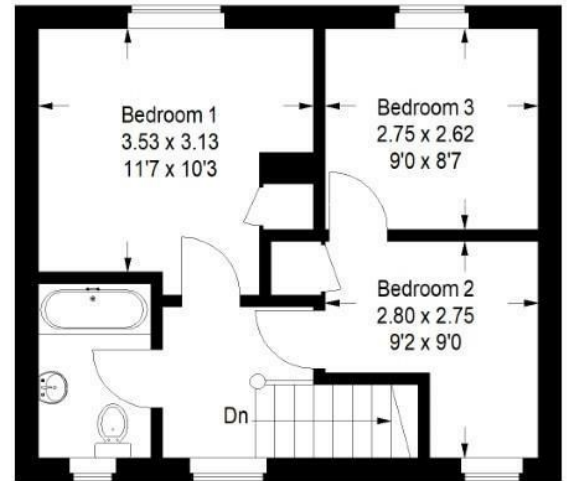
Offers in excess of £425,000

An excellent opportunity to purchase this beautifully presented three bedroom extended family home perfectly located in the heart of Cippenham Village. The property boasts high specification having undergone a complete renovation and is a credit to its current owners. Features include a 29' x 12' living room with under floor heating, a large fully fitted pristine kitchen, a dining room/second reception area, a ground floor cloakroom, three first floor bedrooms, a newly fitted family bathroom suite, gas central heating, double glazing, driveway parking for two cars and a well-presented enclosed south facing rear garden featuring lawn, patio area and large garage/storage shed with power and light. The property also offers scope for further extension, subject to normal planning rules. The property's fantastic location is ideal for the catchment of Cippenham and Burnham Schools, most are within walking distance and provide outstanding schooling from toddler through to adult education. For commuters - Burnham station, which is less than a five minute walk, is on the main Paddington line and offers a service every 30 minutes to London with a journey time of approx 40 minutes. Burnham station is soon to benefit from the Crossrail (The Elizabeth Line), which will provide a direct and speedy service straight into the heart of Central London. Major supermarkets, local shops and retail parks - which offer a selection of famous names and restaurants - are located close by and well within walking distance. Junction 7 of the M4 is less than a two minute drive, offering quick and easy access into Central London, Heathrow Airport, Gatwick Airport and the M25/M40 motorway network. Viewings highly recommended. Freehold.



Ground Floor

Approximate Gross Internal Area
111.6 sq m / 1201 sq ft



First Floor

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			86
(81-91) B			
(69-80) C		70	
(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			87
(81-91) B			
(69-80) C		71	
(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.