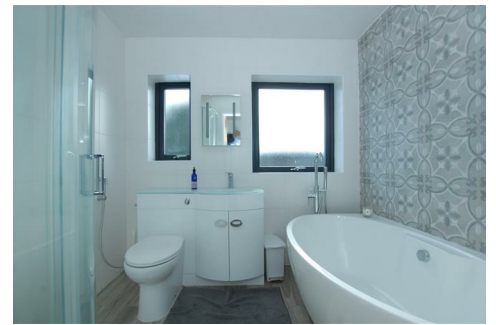




JACKSON O'ROURKE

ESTATE AGENTS



**519 Bath Road  
Cippenham, Berkshire SL1 6AA**

**Asking price £469,950**

A superb opportunity to purchase this stunning three bedroom semi detached house located in Cippenham Village, presented to the highest standard having undergone a complete refurbishment by the current owners. Finished to a high specification throughout, the property boasts a wealth of fantastic features, including a large kitchen/breakfast room extension with bifold doors leading to a south facing rear garden and fully fitted with integrated appliances, plumbed underfloor heating, a living room, a dining room, a utility room, a ground floor wet room, a four piece first floor family bathroom, three first floor bedrooms, custom made wardrobes, a bonus loft room with eaves storage, driveway parking for up to three cars, new charcoal grey double glazed windows, a brand new boiler and new electrics throughout. The property is a five minute walk to Burnham station (main Paddington line and Crossrail station - 20 minutes to London). Less than a couple minutes drive is junction 7 of the M4 motorway, providing quick and easy access to Central London, Heathrow Airport and the M25/M40 motorway network. Numerous state and private schools can be found in the Cippenham area, most within walking distance, providing 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 buses which stop very close by offer a frequent service into Slough town centre, Windsor and Maidenhead. The property is freehold. Sold with no onward chain. Early viewings highly recommended to avoid disappointment.

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Approximate Gross Internal Area = 139.6 sq m / 1503 sq ft  
(Excluding Eaves Store)

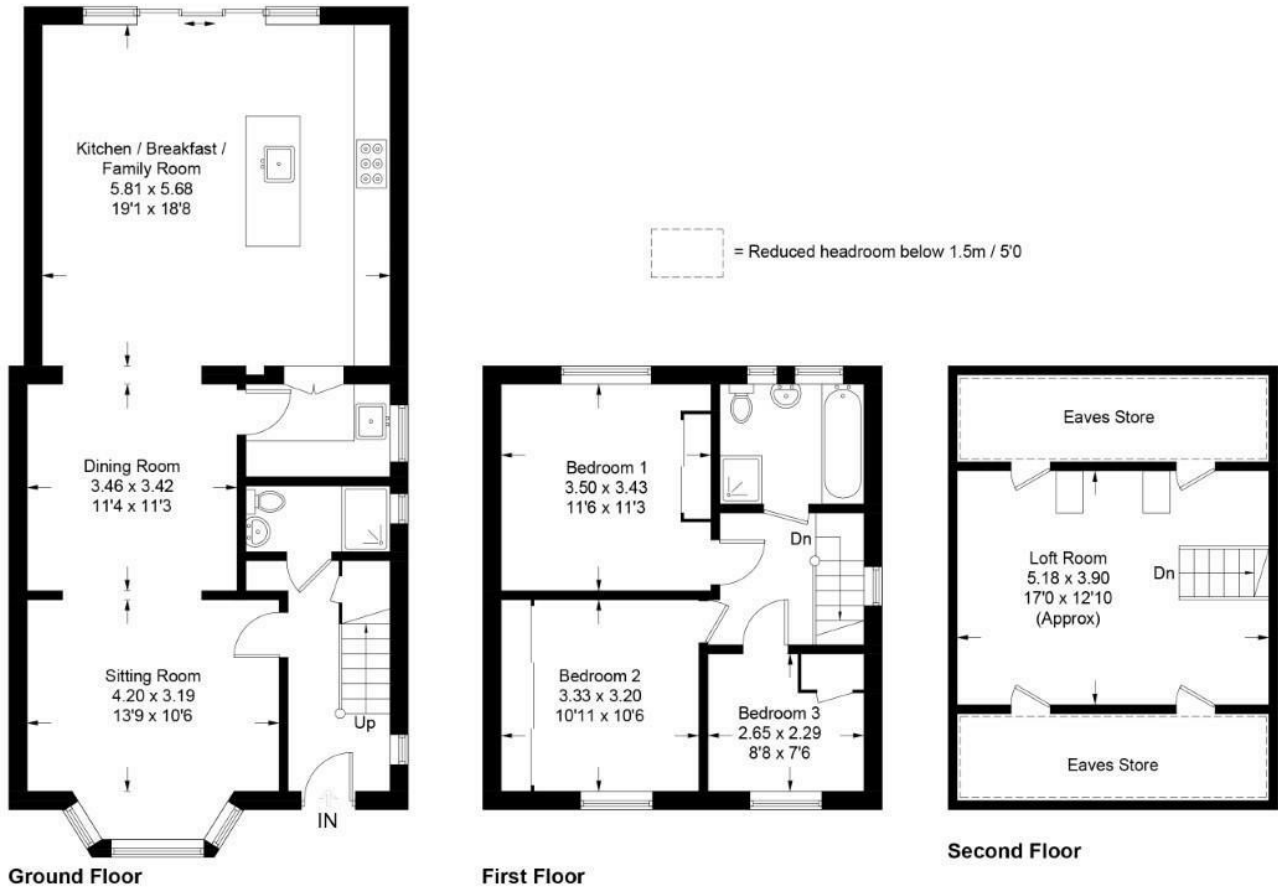


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID696440)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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.