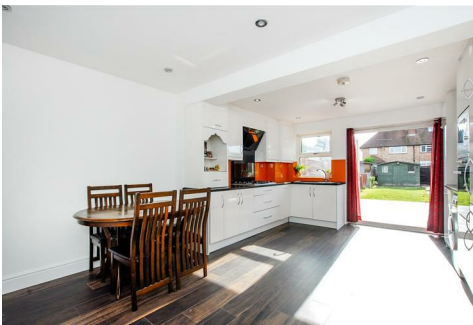




JACKSON O'ROURKE

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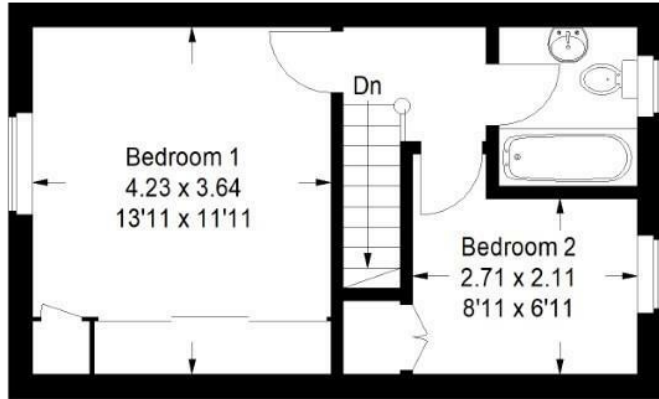


**41 Dennis Way  
Cippenham, Berkshire SL1 5JS**

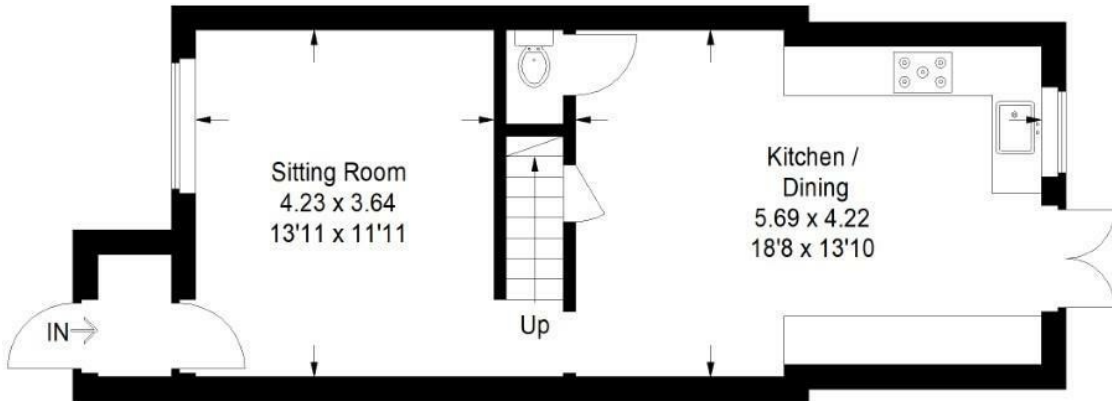
**Asking price £339,950**

A fantastic opportunity to purchase this well presented two bedroom family home perfectly located right in the heart of Cippenham Village, a stones throw from Cippenham Village Green and a few minutes walk to local shops and less than a 10 minute walk to Burnham train station. The property has been updated and well kept throughout which is a credit to its owners and benefits from a spacious living room, a modern fitted kitchen, a dining area, two double bedrooms, a pristine family bathroom suite, a large double garage with rear access (ideal office/playroom/gym), a well maintained large rear garden and driveway parking at the front for at least two cars. The property is also fully double glazed and gas central heated throughout. For commuters - Burnham station, which is less than a 10 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 will soon benefit from the much anticipated Crossrail which will provide a regular and direct train straight into the heart of Central London. Numerous state and private schools can also be found in the area, most within walking distance, providing schooling from toddlers through to adult education. Three major supermarkets are also located within a very short proximity, one within walking distance. Junction 6 of the M4 is a 5 minute drive, which provides easy access to Heathrow Airport (approximately 12 miles from the property) Central London and the M25/M40 network. Local busses which stop close by offer a frequent service into Slough Town Centre, with its famous bus Station, High Street, shops, restaurants and leisure facilities. We highly recommend early viewings to avoid disappointment. Sold with no onward chain.

Approximate Gross Internal Area = 76.6 sq m / 824 sq ft



**First Floor**



**Ground 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			87
(81-91) B			
(69-80) C		72	
(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			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 <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.