



JACKSON O'ROURKE

ESTATE AGENTS



**4 Nine Acres  
Cippenham, Berkshire SL1 5TZ**

**Offers in excess of £574,950**

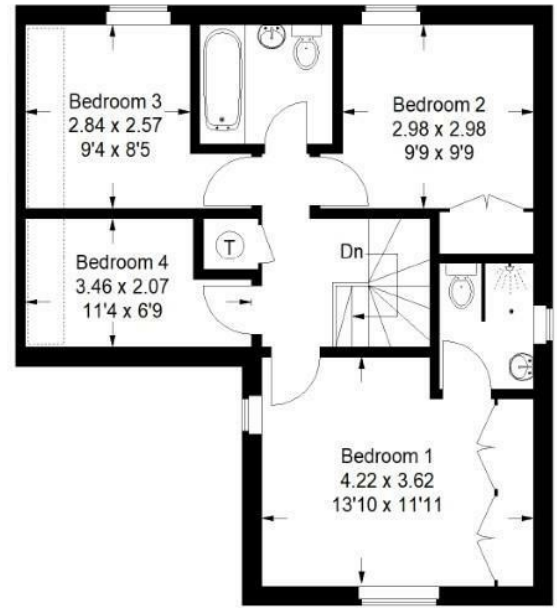
A fantastic opportunity to purchase this beautifully presented four bedroom detached house in Cippenham. Offering spacious living accommodation and perfectly tucked away within a quiet cul-de-sac in the heart of the village, this property has the potential to be the ultimate family home. Main features include a living room, a large dining room, a modern kitchen, a 'sun room', a ground floor cloakroom, a large master bedroom with en-suite shower room, three further bedrooms, a family bathroom suite, a good size rear garden, driveway parking, gas central heating and double glazing. An internal viewing is a must to fully appreciate all the features and the space this property has to offer. The property is perfectly situated within the catchment of popular Cippenham Schools and less than a 15 minute walk to Burnham train station (Main Paddington Line and upcoming Crossrail Station, 20 minutes into London). Three major supermarkets are within a very short proximity, local shops and retail parks are a couple of minutes walk as is the Thames river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 motorway network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive. The property will be sold with no onward chain.





Ground Floor

Approximate Gross Internal Area  
128.6 sq m / 1384 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		
(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		73	83
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		68	79
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.