



JACKSON O'ROURKE

ESTATE AGENTS



**6 Plackett Way
Cippenham, Berkshire SL1 5JT**

Offers in excess of £379,999

A fantastic opportunity to purchase this well presented three bedroom semi detached family home perfectly located in the heart of Cippenham Village and offering scope for further extension, subject to normal planning rules. The property offers light and spacious accommodation with features including a large 22' living/dining room, a modern fitted kitchen, a first floor family bathroom suite, three first floor bedrooms, loft space which can easily be converted into a bedroom, gas central heating, modern double glazed windows, driveway parking for numerous cars, a garage and a good sized family garden. The property is conveniently situated within walking distance of Burnham station (a 10 minute walk), which currently offers a regular service to London Paddington every 30 minutes and will soon benefit from the upcoming Crossrail which will greatly enhance commuting to London's West End and the City. Less than a five minute drive from the property is junction 7 of the M4 motorway, providing quick and easy access to Central London, Heathrow Airport and the M25/ M40 motorway network. Numerous sought after schools can be found in the area, most within walking distance of this property, such as Cippenham School, The Westgate School and Burnham Grammar. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes drive away. Local busses which stop very close by offer a frequent service into Slough town centre, with its famous bus/train station, high street, shops, restaurants and leisure facilities. We highly recommend early viewings to avoid disappointment.

Freehold.

Approximate Gross Internal Area = 73.6 sq m / 792 sq ft
 Garage = 15 sq m / 161 sq ft
 Total = 88.6 sq m / 953 sq ft

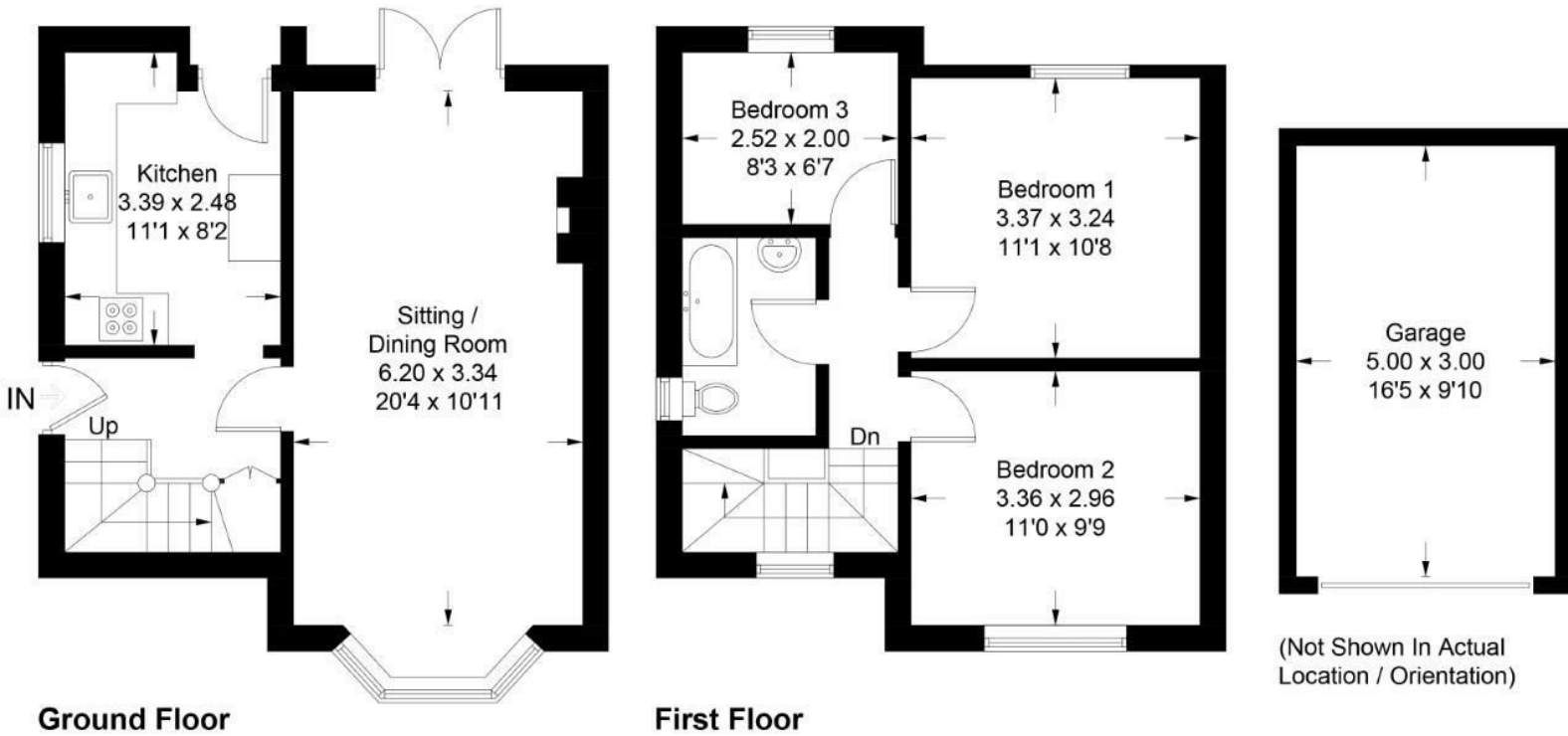


Illustration for identification purposes only, measurements are approximate, not to scale. (ID702548)

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		64	
(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.