



JACKSON O'ROURKE

ESTATE AGENTS



**30 Charter Road
Slough, Berkshire SL1 5JE**

Asking price £420,000

A great opportunity to purchase this large three bedroom semi detached family home, located within a very popular residential area of Cippenham. The property is less than a 10 minute stroll to Burnham train station. Local shops and schools are also within walking distance nearby. The property has been extended and renovated throughout by the current owners to create beautiful family home. You can move straight in knowing everything has been taken care of for you. The downstairs living space has been created with family in mind. There is a light and airy living room with an adjoining separate family room. A stylish downstairs cloakroom and new modern fitted kitchen completes downstairs. There are patio doors leading to the enclosed rear garden. On the first floor there is a brand new family bathroom suite with modern floor and wall tiles throughout. There is also new flooring in each of the three upstairs bedrooms. 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 is also soon to benefit from the future Crossrail Service, which will provide a direct and speedy service 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 buses which stop very close by offer a frequent service into Slough Town Centre, with its famous bus Station, High Street, shops, restaurants and leisure facilities. Sold with no onward chain. Viewings highly recommended.

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Approximate Gross Internal Area = 83.6 sq m / 900 sq ft

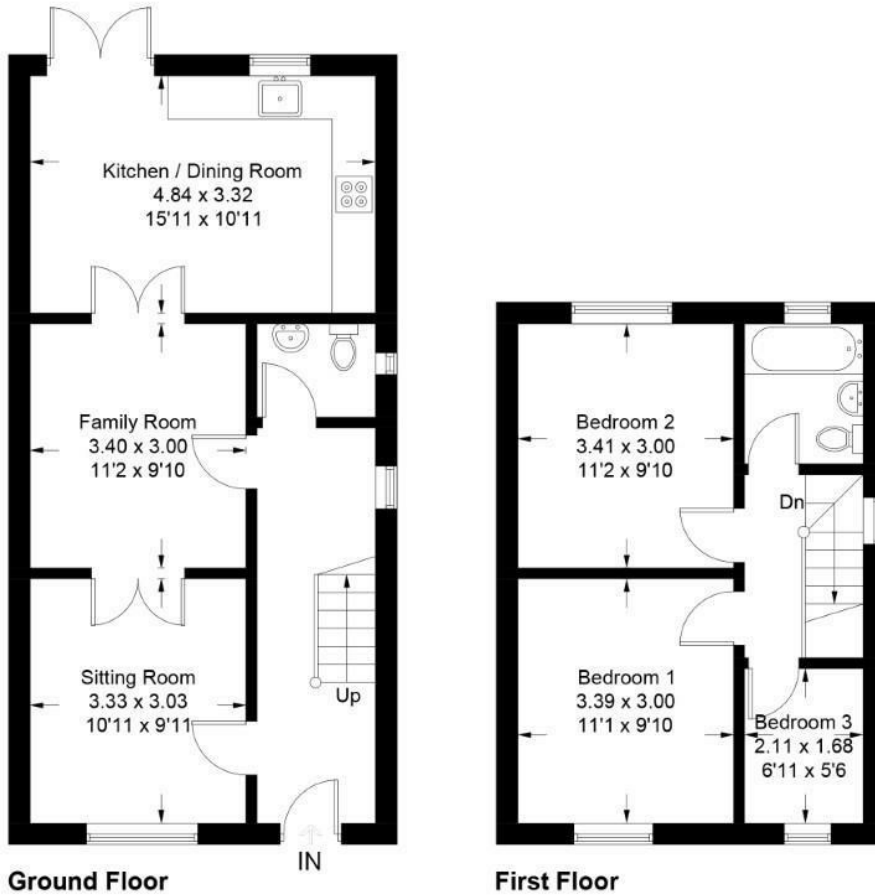


Illustration for identification purposes only, measurements are approximate, not to scale. (ID723772)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	63
(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			
(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.