



This well presented two double bedroom semi-detached house is situated on a quiet cul-de-sac within the ever popular Windsor Meadows development in the heart of Cippenham Village.

The ground floor features a 15ft sitting room with French doors onto the rear garden and a modern fitted kitchen.

To the first floor there are two well-proportioned bedrooms and a three piece family bathroom.

The property boasts gas central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency all year round.

Externally, the rear garden is low maintenance offering parking to the rear of the house for two cars and a garage.

Situated in a highly desirable area, this property is within walking distance of Burnham Station, which provides access to the Elizabeth Line, making commuting a breeze. Furthermore, it falls within the catchment area of several highly regarded schools, adding to its appeal for families seeking quality education for their children.

This property comes onto the market with no onward chain allowing for the possibility of a quick sale.

## Property Information

-  TWO DOUBLE BEDROOM SEMI DETACHED FAMILY HOME
-  IDEAL FIRST TIME BUY OR INVESTMENT
-  MODERN FITTED KITCHEN
-  GARAGE
-  NO CHAIN

-  WALKING DISTANCE TO BURNHAM STATION (ELIZABETH LINE)
-  15FT SITTING ROOM
-  THREE PIECE BATHROOM
-  PARKING FOR 2 CARS

					
x2	x1	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Location

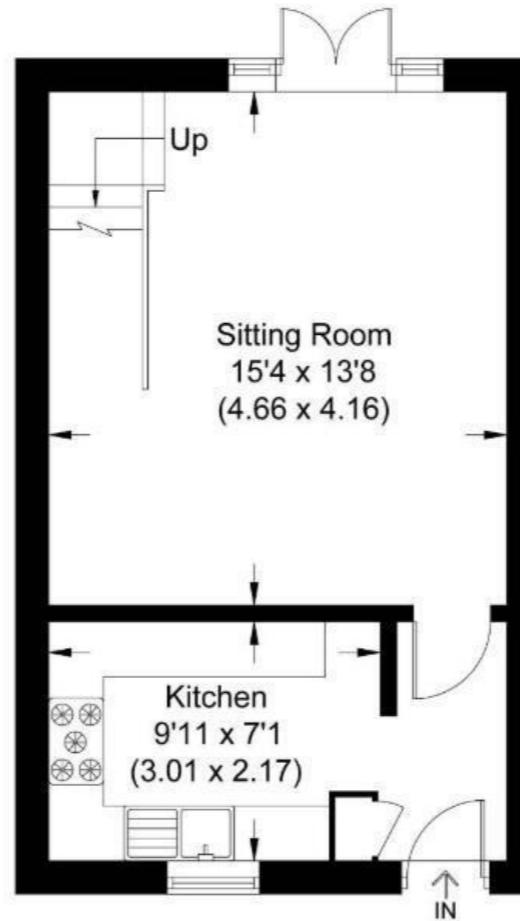
For commuters - Burnham station (Elizabeth Line) provides a direct and speedy service straight into the heart of Central London taking about 30 minutes to London Paddington. Numerous state and private schools can be found in the area, most within walking distance, providing schooling from toddlers through 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, providing easy access to Heathrow Airport, Central London and the M25/M40 network. Local buses which stop close by offer a frequent service into Slough Town Centre, with its famous bus Station, High Street, shops, restaurants and leisure facilities.

### Council Tax

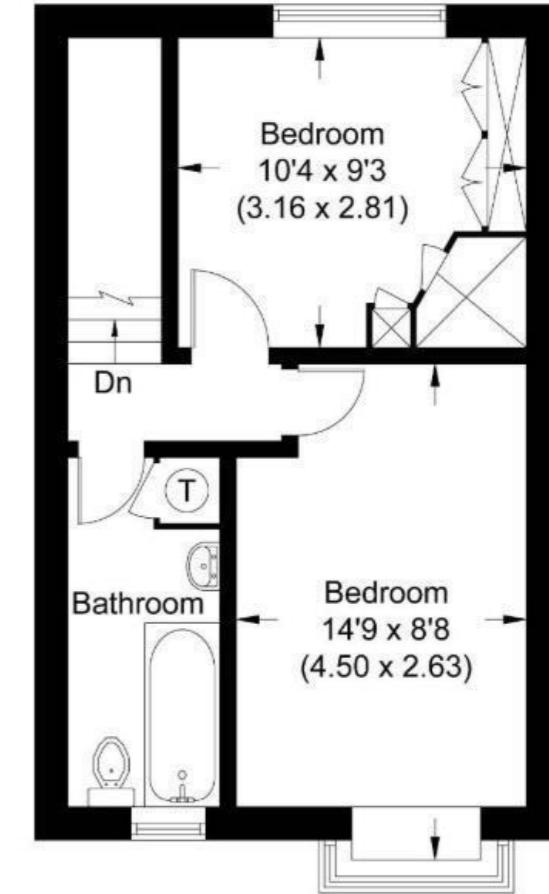
Band C

## Floor Plan

**Gladstone Way**  
Approximate Gross Internal Area 58.64 sq m / 631.19 sq ft



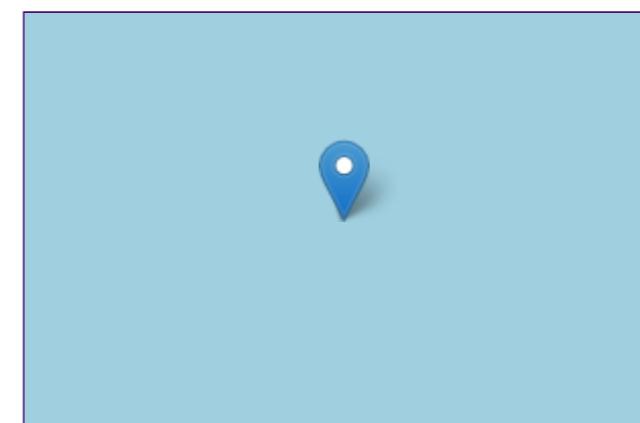
Ground Floor



First Floor

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

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Govview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	88
(81-91)	B	71
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		