



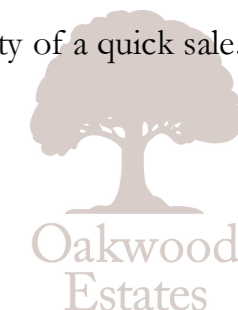
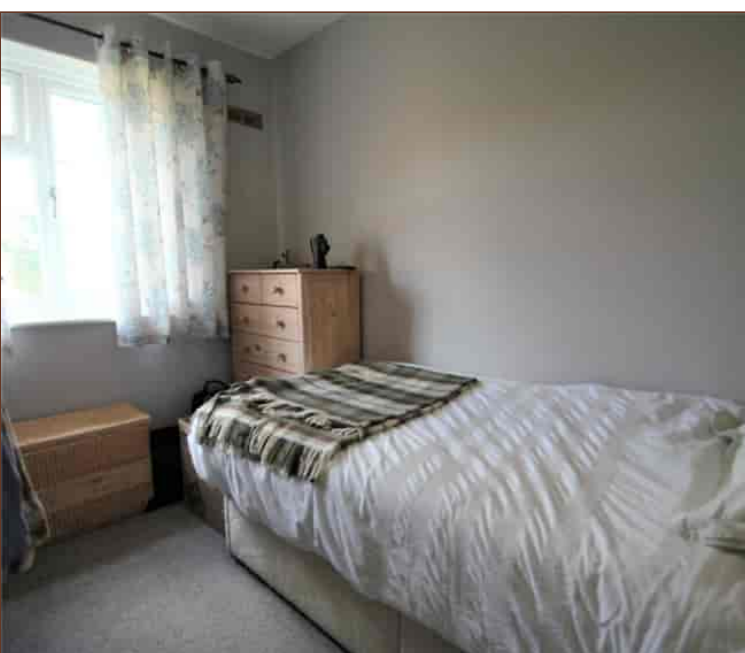
This two bedroom terraced house is situated on a highly sought after cul-de-sac within the catchment area of popular schools, some within walking distance and offering outstanding schooling from toddler through to adult education.

The ground floor features a 13ft lounge/diner and a 13ft fitted kitchen with access onto the rear garden.

To the first floor there are two bedrooms and a three piece bathroom.

Externally, the east-facing rear garden is low maintenance and mainly laid to lawn whilst to the front there is off street parking for one car.

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



## Property Information

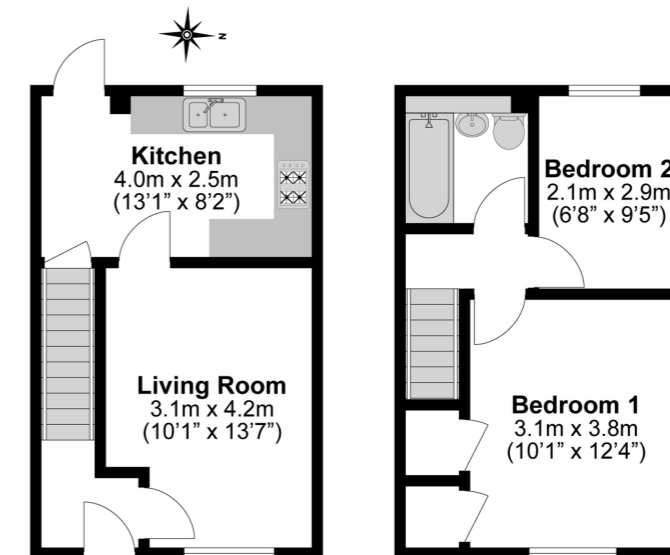
-  TWO BEDROOM TERRACED HOUSE
-  NEARBY TO LOCAL SCHOOLS/AMENITIES
-  13FT FITTED KITCHEN
-  OFF STREET PARKING FOR 1 CAR
-  NO CHAIN
-  HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION
-  13FT LOUNGE/DINER
-  THREE PIECE BATHROOM
-  LOW MAINTENANCE GARDEN

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

## Floor Plan

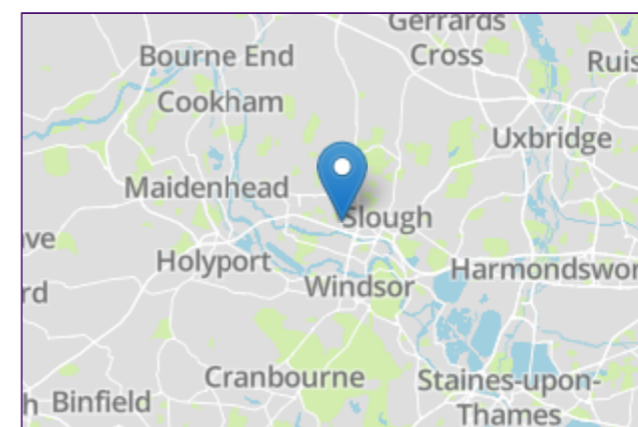


Total Approximate Floor Area  
635 Square feet  
59 Square metres



Illustrations are 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 Goview.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		92
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### External

The east-facing rear garden is low maintenance and mainly laid to lawn whilst to the front there is off street parking for one car.

### Adaptions

The property heating system runs on Economy 7.

### Transport Links

Nearest stations:

Burnham (2.1 miles)

Slough (2.2 miles)

The village has excellent transport links with mainlines to Paddington (via Slough& Burnham), and the M4 junction 7 giving access to Heathrow Airport, London and the M25 Motorway network.

Regular services running from Burnham and Slough stations run to both Reading and London Paddington.

### Location

The property is located within the catchment area of popular schools, some within walking distance and offering outstanding schooling from toddler through to adult education. This peaceful development in Cippenham is located within approximately two miles of Slough town centre, with its abundance of food stores, retail shops, pubs and restaurants, leisure and sports facilities.

### Council Tax

Band C