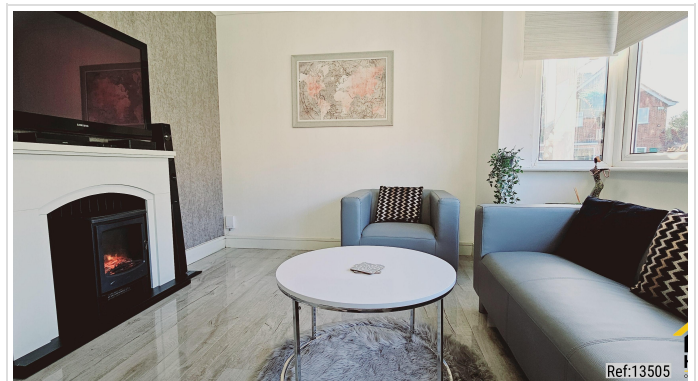


5 Bed Detached Bungalow In Lower Cippenham , Slough, SL1 5DG £830,000



SHORT DESCRIPTION

Property Ref: 13505 An Impressive rare late 1850's a modern detached chalet bungalow featuring 5 bedrooms, 2 reception rooms, 3 bathrooms including Ensuite, recently refurbished to a high standard. This property is set on a substantial corner plot,

centrally located on a mature northeast-facing Plot, offering extensive potential for side, rear, front, outbuilding and loft extensions subject to planning permission. This property also has potential to develop multiple houses and parking subject to planning permission. Other benefits include double garage with electrical charger, driveway parking, south facing large rear, side and front mature garden, gas central heating and fully double glazing with EPC rating C. Location Highlights: • Situated on a sought after road within the catchment area of six prestigious grammar schools: Herschel, Upton Court, Langley Grammar, Burnham Grammar, St Bernard, and John Hampden. • Convenient access to Slough town centre, Windsor and Burnham railway station (Cross rail). • Outstanding secondary Westgate School and several primary schools. Property Features: • Spacious Entrance Hall • Ground Floor: o Two shower rooms o Front reception or bedrooms with bay windows overlooking the front garden. o Second Bedroom with bay window overlooking the front garden. o Master bedroom with ensuite and fitted wardrobes. o Additional bedroom or or study with fitted wardrobe overlooking the side garden. o Open plan modern living room and diner overlooking the rear garden, o Large modular kitchen with eye catching white goods including dishwasher, new boiler and under floor heating. o Storage under staircase. o Laminate floor. • First Floor: o Two Double bedrooms with fitted wardrobes, cosy carpet and eaves storage. o Family bathroom o Separate storage Additional Amenities: • Double garage providing secure parking and storage. 2 parking and ample off street parking. • Large mature front, side and rear garden • Garden sheds with ample of storage. The property is in close proximity of Slough Trading estate which has client base including Telefonica, Mars and several other big brands. The property is perfectly situated approx. a 10 minute walk to Burnham train station (Main Paddington Line and Crossrail Station, 20 minutes into London). ASDA supermarket, local shops and other amenities are in walking distance from the property. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25 and M40 network. Windsor town centre and famous Burnham beeches are in close drive. This is a rare opportunity to acquire a large plot with significant potential for future growth and development. Viewings are strongly recommended for this highly sought after property. All information provided in ad is for guidance purpose. We take no warranty as to the accuracy or completeness of this advertisement or any linked information. 1. Money Laundering Regulations: Intending purchasers or tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale or Let. 2. General: While we endeavour to make our sales or Let particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. 3. Measurements: If any measurements are provided then these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before agreeing the sale or Let or any item. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers or tenants to commission their own survey or service reports before finalising their offer to purchase or Let. 5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. We have no any authority to make or give any representation or warranty whatever in relation to this property. 6: We as an agent has not sought to verify the legal title of the property and the buyers or Tenant must obtain verification from their solicitor. Disclosure In accordance with Section 21 of the Estate Agents Act 1979, we disclose that the seller of this property is a director of Upmarket Limited, the estate agency advertising this property. Property Type: Detached Bungalow Full selling price: £860000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: E EPC rating: C Measurement: 1981 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Garage, Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied..... -----

5

Bed Room(s)

3

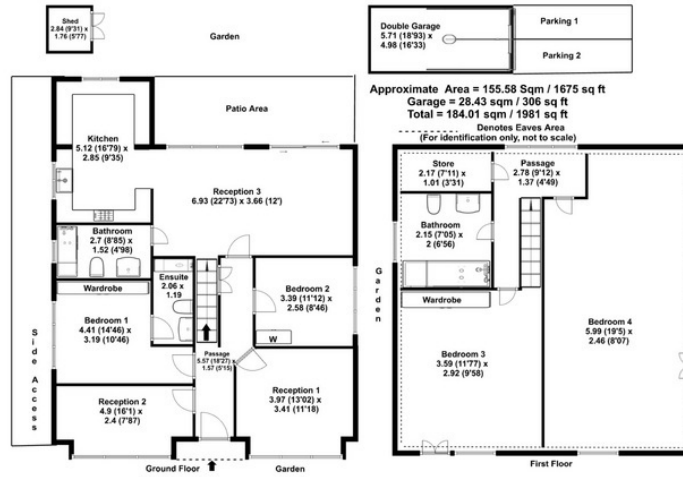
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



7



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, room, and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purpose and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	4.0 tonnes of CO2
This property's potential production	2.5 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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