

Hunters Way, Cippenham, Slough, Berkshire, SL1 5UB

£406,000

Freehold

b simmons

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For sale is this charming semi detached property, presented in good condition and chain free. The house offers ample living space with one spacious reception room, a kitchen with dining space, three bedrooms, and a bathroom. Potential to extend to rear STPP.

The reception room is generously proportioned, providing a comfortable setting for relaxation and entertainment. The kitchen is a bright and airy space with plenty of natural light. It also includes a dining area, ideal for family meals or entertaining guests. Additionally, the kitchen provides direct access to the garden, allowing for seamless indoor-outdoor living.

This property is equipped with a ground floor cloakroom, gas central heating, and is double glazed throughout, ensuring a warm and cosy living environment. It also offers the convenience of off-street parking (two allocated parking bays directly in front of the property). The house is located in a vibrant area with excellent public transport links, making it easy to travel for work or leisure - close to all major routes A4/M4/M25 and London Heathrow. It is in close proximity to a range of local amenities including nearby schools, making it an ideal home for families. Moreover, nearby parks provide ample opportunities for outdoor activities and leisurely strolls. Burnham Railway station is located 1 mile/23 min walk. Nearest superstore Asda is 0.8 miles/15-min walk.

Rated 'C' on the EPC scale. It falls within council tax band 'D'. Overall, this home is a perfect blend of comfort, convenience, and functionality, making it an excellent choice for families looking for a new place to call home.

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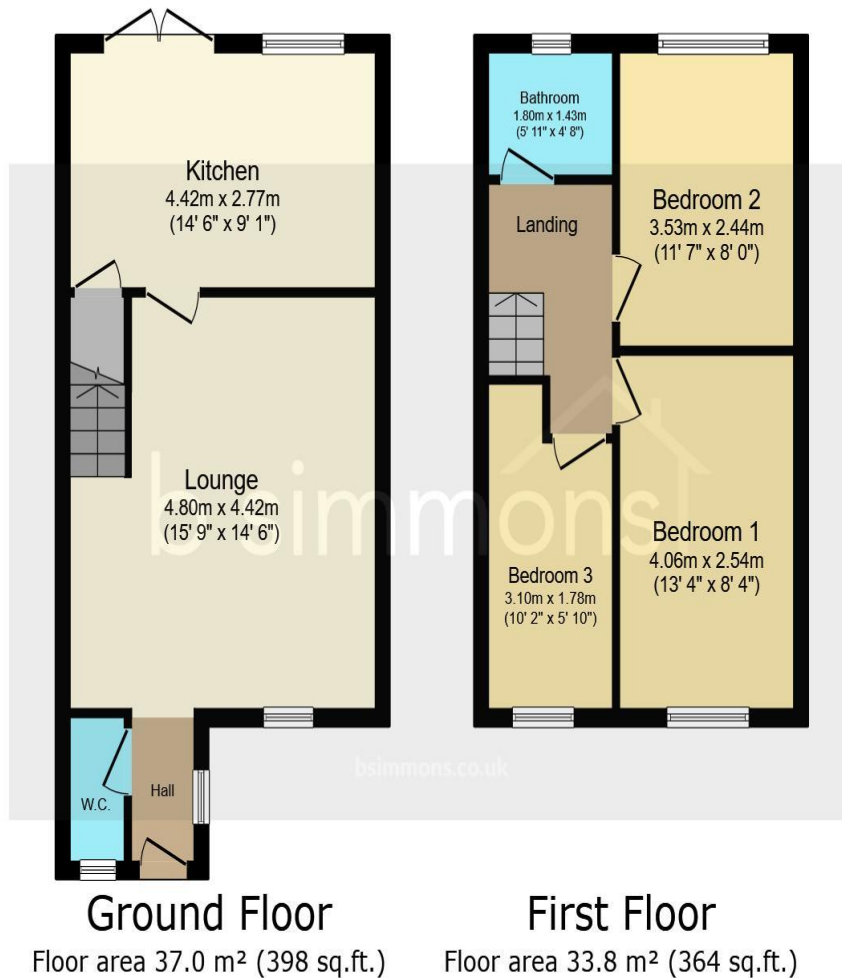
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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TOTAL: 70.8 m<sup>2</sup> (762 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.