



## **Oakfield Avenue, Cippenham, Slough, SL1 5AE**

BUILT 2011 | TOWN HOUSE | DECEPTIVELY SPACIOUS | GAS CENTRAL HEATING |

LARGE REAR GARDEN | 2 BATHROOMS | CLOSE TO TRADING ESTATE | CUL-DE-SAC LOCATION |  
(LIBRARY PICTURES USED FOR THIS PROPERTY)

**Asking Price: £425,000**

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HERE TO GET *you* THERE

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**Oakfield Avenue, Cippenham, Slough, SL1 5AE**

A deceptively SPACIOUS three bedroom Town House located at the end of a quiet cul-de-sac in Cippenham. Arranged over three levels and comprises a large hallway, separate fitted kitchen, cloakroom, large spacious lounge, three bedrooms, two bathrooms and a good size rear garden. Off street parking for 2 cars. Viewing highly recommended. Please note we have used library pictures of this property. EPC B

**ENTRANCE HALL (Library picture)**

A welcoming and spacious hallway. Leads to kitchen, cloakroom, storage cupboard, lounge. Down lights.



**LIVING ROOM (Library picture)**

5.49m (18' 0") x 4.52m (14' 10")

Spacious lounge with rear aspect French doors leading to rear garden. Down lights.



**KITCHEN (Library picture)**

3.28m (10' 9") x 2.62m (8' 7")

Fully fitted. Tiled floor. Combination boiler. Down lights.



**LANDING (Library picture)**



**MASTER BEDROOM (Library picture)**

4.01m (13' 2") x 4.52m (14' 10")

Large double bedroom with rear aspect double glazed window.





**BEDROOM 2 (Library picture)**

3.28m (10' 9") x 2.62m (8' 7")

Double bedroom with front aspect double glazed windows. Built in wardrobes.

**BATHROOM (Library picture)**

Family bathroom on 1st floor. White suite. Side aspect double glazed window.

**BEDROOM 3 (Library picture)**

2.87m (9' 5") x 3.84m (12' 7")

Large single bedroom on 2nd floor with rear aspect window. Storage cupboards. En-suite shower room.

**GARDEN (Library picture)**

South facing rear garden. Garden shed. Laid to lawn.

**SHOWER ROOM (Library picture)**

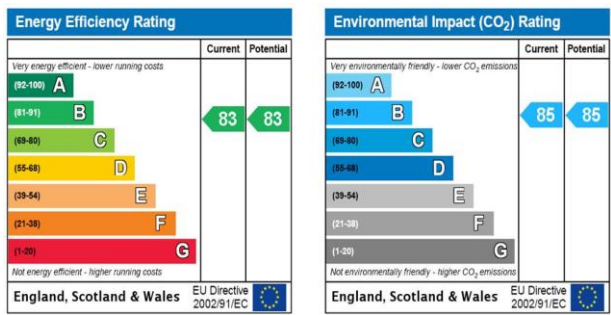
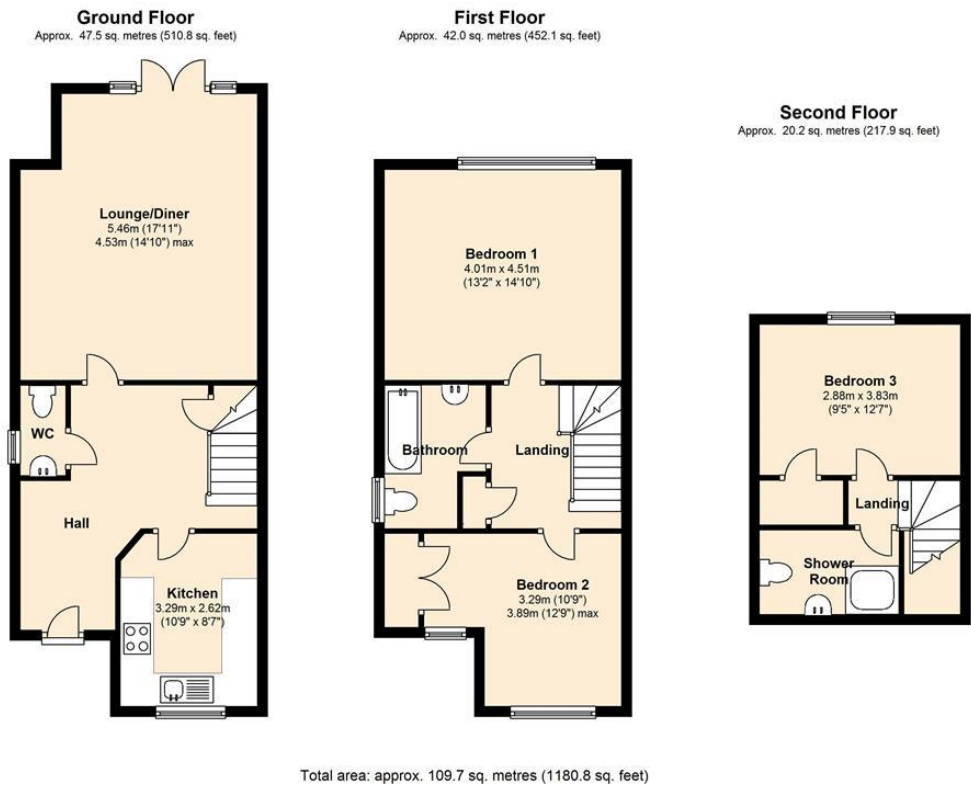
Shower room on 2nd floor.

**VIEWS (Library picture)****OPENING HOURS**

Monday - Friday: 09:00 - 18:00

Saturday: 09:30 - 13:00

FLOOR PLAN SHOWN IS OF LEFT ASPECT PROPERTY



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

