

# HUNT & NASH

Est. 1938

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# 1 Autumn Close, Cippenham Village Berkshire SL1 5DH

**DETACHED FAMILY HOUSE OF ABOUT 2000 SQ FT: FIVE DOUBLE BEDROOMS  
EN SUITE SHOWER ROOM: FAMILY BATHROOM: CLOAKROOM  
LARGE SITTING ROOM WITH ADJOINING DINING ROOM: STUDY/PLAYROOM  
KITCHEN/BREAKFAST ROOM: PLANNING PERMISSION TO EXTEND - P/19496/000  
FABULOUS CORNER PLOT AND GARDENS: GARAGE AND PARKING: QUIET CUL DE SAC  
NO ONWARD CHAIN: EPC RATING C**



A superbly presented and beautifully appointed five bedroom detached family house of about 2000 sq ft, on a generous corner plot with planning permission to extend further\*

On the ground floor there is a spacious entrance hall with a cloakroom off and doors to both the kitchen and sitting room. The generous sitting room opens into a dining area that in turn has doors out to the rear garden and a door to a study/playroom. This also has doors out to the garden and a variety of uses.

The kitchen breakfast room has been remodelled and enlarged to provide an extensive range of cupboards and drawers above and below fitted work surfaces with integrated appliances and a large front aspect window allowing plenty of natural light. Off the kitchen is a small utility room with a door to the garden.

On the first floor there are five generous double bedrooms including a master bedroom with an en suite shower room and a re fitted family bathroom comprising a four piece suite including a bath and a separate walk in shower.

\* Details of the current planning permission approval can be found via Slough Borough Council website using the reference - **P/19496/000**

Aside from the overall size of the accommodation that is on offer this property benefits from beautifully maintained gardens to the front, rear and side with mature hedging providing a good deal of privacy. There are areas for sitting and dining plus areas of lawn with well stocked flower beds and space for garden sheds/outdoor buildings. The rear of the attached single garage is accessible from the garden.

In accordance with Section 21 of the state Agents Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Hunt & Nash.

## **HMRC Anti Money Laundering**

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

## **GUIDE PRICE . . . £835,000 . . . FREEHOLD**

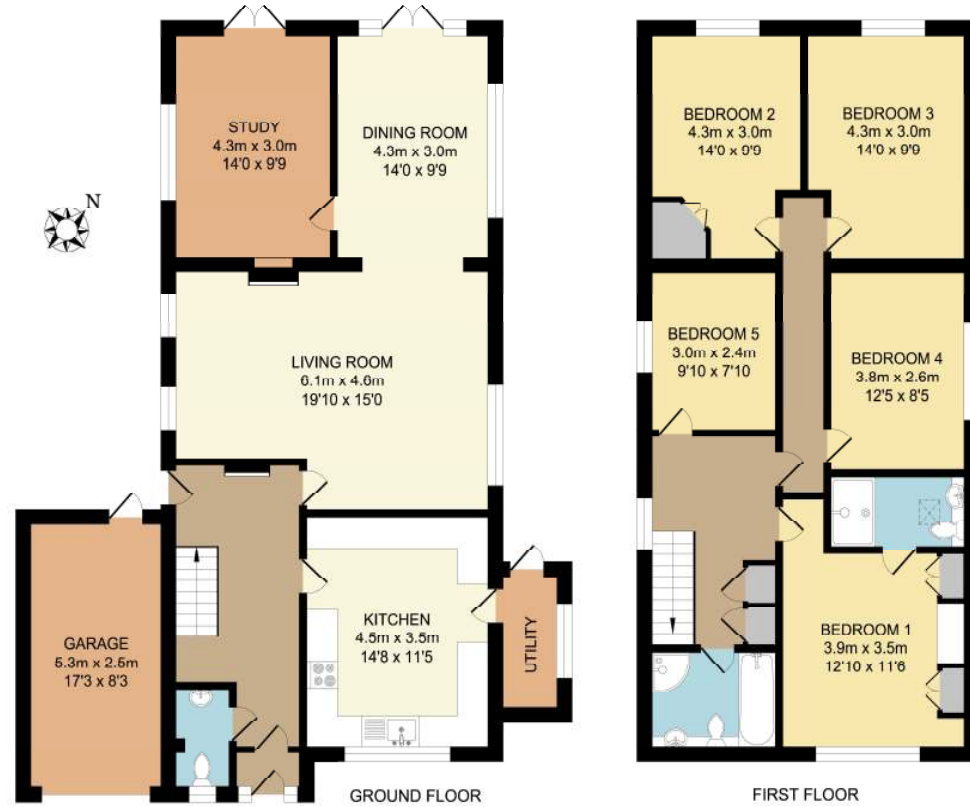
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

Viewing By Appointment  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 186 SQ.M (2002 SQ.FT.)  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



The M4 (jct 7) is approximately 3 miles distance which provides access to the M25.  
 British Rail connections with future Elizabeth Line to Paddington are available from Burnham and Slough.





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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