

Let Agreed

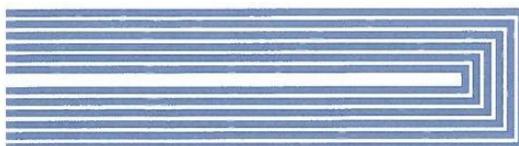


## Cippenham Lane

, Slough, Berkshire, SL1 2XE

# Rental £2,600 pcm

5 bedroom House available Now



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- \* Unfurnished
- \* Council Tax - BAND D
- \* Driveway Parking
- \* Close to travel links

- \* Rear Garden
- \* Central Heating
- \* Two Bathrooms
- \* EPC RATING - D

## Situation

Spacious five bedroom family home ideally located within great proximity to travel links/motorways, schools and local amenities. Accommodation is laid out over three floors and comprises of two reception rooms, kitchen on the ground floor, second floor offers three bedrooms and family bathroom with the second floor offering a further two bedrooms and shower room. Further benefits include driveway parking, rear garden and having recently been redecorated. Offered unfurnished, immediately.

## Accommodation

### Dining Room (Ground Floor)

3.03m ( 10'0") x 3.07m ( 10'1")

Rear aspect windows and door providing to garden. Wood effect flooring and power points.

### Lounge (Ground Floor)

3.05m ( 10'1") x 3.00m ( 9'11")

Front aspect bay window, radiator, wood effect laminate flooring and power points.

### Bathroom (First Floor)

Three piece suite comprising of panel enclosed corner bath with mixer tap and shower attachment, wash hand basin in a vanity unit and low level W.C. Radiator, tiled throughout, sid...

### Bedroom One (First Floor)

3.04m ( 10'0") x 3.07m ( 10'1")

Front aspect bay window, radiator, newly fitted carpet and power points.

### Bedroom Three (First Floor)

1.08m ( 3'7") x 2.00m ( 6'7")

Ideal as a study/home office. Front aspect window, radiator, newly fitted carpet and power points.

### Bedroom Two (First Floor)

3.04m ( 10'0") x 3.00m ( 9'11")

Rear aspect window, radiator, newly fitted carpet and power points.

### Bedroom Five (Second Floor)

5.03m ( 16'7") x 2.08m ( 6'10")

Velux windows, radiator, carpeted and power points.

### Bedroom Four (Second Floor)

3.02m ( 9'11") x 3.03m ( 10'0")

Rear aspect window, radiator, carpeted and power points.

### Shower Room (Second Floor)

Single shower cubicle, wash hand basin in a vanity unit, low level W.C. Heated towel rail, tiled throughout and rear aspect frosted effect window.

## Driveway Parking

## Garden

Mainly laid to lawn, side access.

## Kitchen

All measurements are approximate.

## Further Information

The deposit required is £2,600

The landlord has requested to include It has been agreed between landlord and tenant that the rent is due 1st day of each month. In the event the rent payment beyond 5th day of each month, the tenant agrees to pay a late payment charge of £20 per day until rent is settled in full.

The landlord is willing to rent this home to Employed, Self Employed, Retired

Property Ref: inst-4177

Creation Date: 29/03/2026

## IMPORTANT INFORMATION

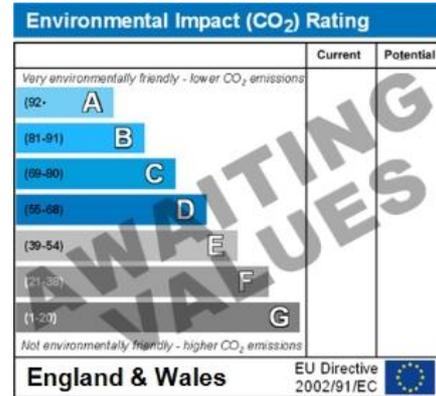
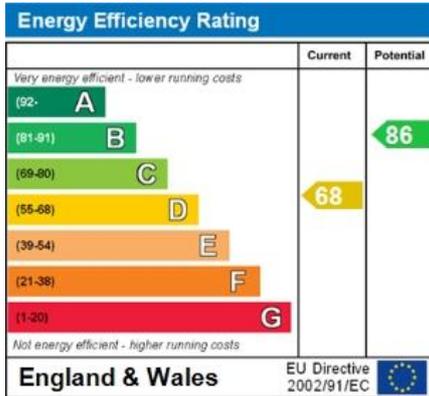
For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Horler & Associates Lettings Ltd, 2026. Horler & Associates Lettings Ltd Registered in England and Wales No. 5790723



## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.