











This six bedroom detached family house is centrally located within a short walk of Slough High Street & Train Station (Crossrail) and offers flexible and spacious living accommodation set over three floors and stretching to approximately 2042 sqft. The ground floor features two reception rooms with the inclusion of a 16ft bay fronted living room and a 16ft dining room. There is also a 23ft fitted kitchen/breakfast room and large entrance hall. To the first floor there are four bedrooms and two shower rooms whilst the second floor hosts a further two bedrooms with ensuite shower room. Externally the rear garden is approximately 80ft with a large sun terrace and lawn area. To the front there is off street parking for ample cars with side access. This property is positioned close to Upton Court Grammar School and nearby to the Jubilee River and is an excellent family purchase or investment.



## Property Information

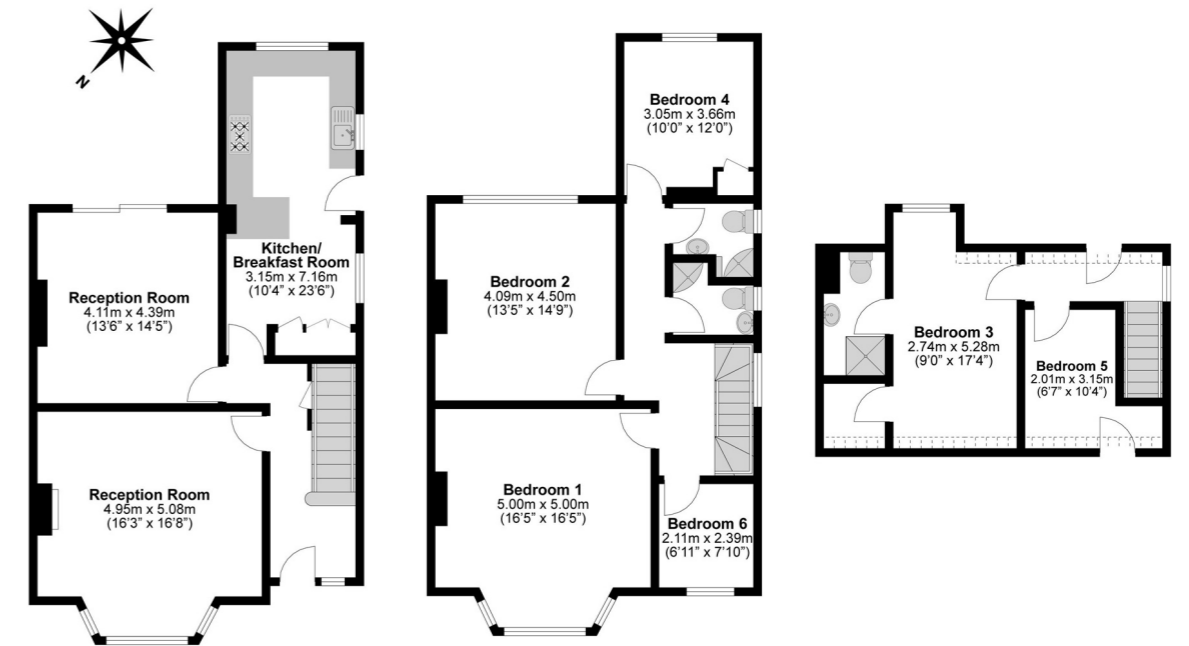
-  SIX BEDROOM DETACHED FAMILY HOUSE
-  CLOSE TO UPTON COURT GRAMMAR SCHOOL
-  16FT DINING ROOM
-  2 SHOWER ROOMS/1 ENSUITE
-  80FT GARDEN
-  CENTRAL LOCATION NEARBY TO SLOUGH HIGH ST/TRAIN STATION (CROSSRAIL)
-  16FT LIVING ROOM
-  23FT KITCHEN/BREAKFAST ROOM
-  PARKING FOR 5+ CARS
-  SHORT WALK TO JUBILEE RIVER

					
x6	x2	x3	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan

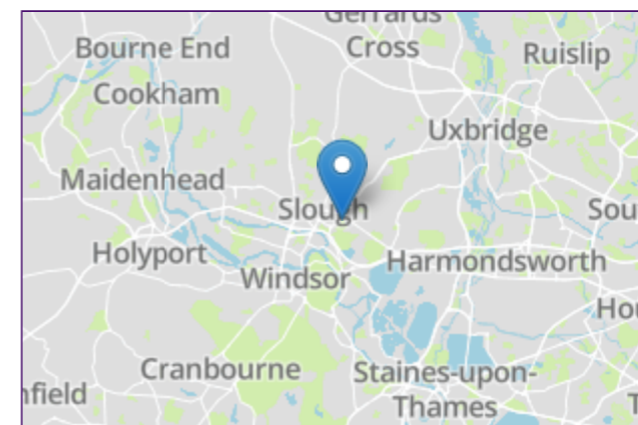


**Total Approximate Floor Area**  
2042 Square feet  
189.7 Square metres



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			

### External

The rear garden is approximately 80ft with a large sun terrace and lawn area. To the front there is off street parking for ample cars with side access

### Council Tax

Band G

### Transport Links

Nearest Stations:

Slough (0.5 miles)

Datchet (2.5 miles)

Windsor & Eton Riverside (3.7 miles)

### Schools

Primary Schools:

St Mary's Church of England Primary School  
0.6 miles away State school

St Bernard's Preparatory School

0.6 miles away Independent school

Islamic Shakhshiyah Foundation

2.5 miles away Independent school

Secondary Schools

Upton Court Grammar School

0.6 miles away Grammar school

St Bernard's Catholic Grammar School

0.6 miles away Grammar school

Long Close School

1 miles away Independent school

Grove Academy

2.4 miles away State school