



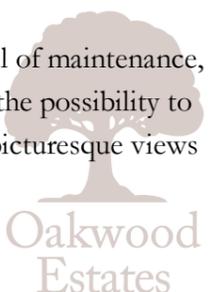
Desirably situated in one of Langley's most sought after areas, this well maintained three/four bedroom detached property presents a fantastic opportunity and benefits from no onwards chain offering the potential of a quick sale.

The property sits within walking distance to highly valued schools including Upton Court and St Bernard's Grammar School, making it an attractive opportunity for families in the area.

The property has been expertly extended at the side and rear with potential for further expansion and features a front porch and welcoming hallway, a large 19ft reception room complete with a brick feature fireplace and a secondary family room. Additionally on the ground floor, there is a separate dining space with double doors leading to the garden, fitted kitchen with sufficient storage and gas stove, as well as a study and fourth bedroom/reception to the left and, a downstairs cloakroom. You'll also find a conservatory set across the rear of the house.

The first floor houses three good sized bedrooms all with the advantage of integrated wardrobes, a three piece family bathroom, and another bathroom fit with a walk in shower.

Externally, the property provides a large garden that enjoys a high degree of privacy and low level of maintenance, benefiting from having two storage sheds. Along with driveway parking for up to four cars and the possibility to create more, and a garage to the side. Overlooking Upton Court Park, the property also boasts picturesque views and a relaxing setting.



Property Information

Floor Plan

-  3/4 BEDROOM DETACHED PROPERTY
-  NO ONWARDS CHAIN INVITING A QUICK SALE
-  TWO BATHROOMS AND A DOWNSTAIRS CLOAKROOM
-  BEAUTIFUL VIEWS OVERLOOKING UPTON COURT PARK
-  DRIVEWAY PARKING FOR UP TO 4 CARS AND LARGE GARAGE
-  FANTASTIC OPPORTUNITY
-  SOUGHT AFTER LOCATION
-  WALKING DISTANCE TO UPTON COURT AND ST BERNARD'S GRAMMAR SCHOOL
-  EXTENDED AT THE SIDE AND REAR WITH POTENTIAL FOR FURTHER EXPANSION (STPP)
-  LARGE GARDEN ENJOYING A HIGH DEGREE OF PRIVACY, WITH TWO STORAGE SHEDS

					
x3	x4	x3	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Upton Park Road
 Approximate Floor Area = 161.73 Square meters / 1740.84 Square feet
 Garage Area = 11.11 Square meters / 119.58 Square feet
 Total Area = 172.84 Square meters / 1860.43 Square feet

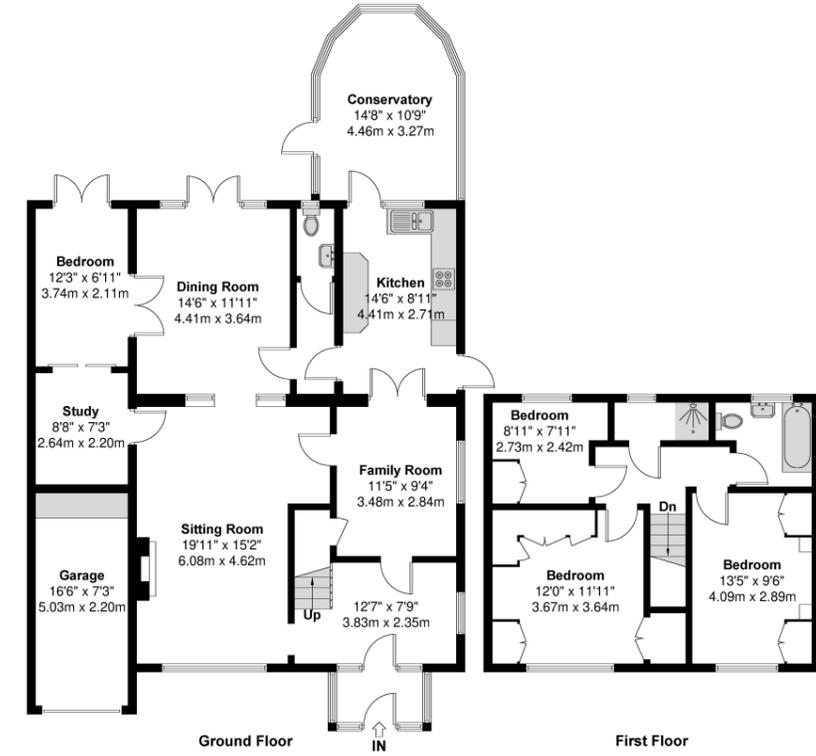


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Transport Links

NEAREST STATIONS:

- Slough - 1 mile
- Datchet - 1.2 miles
- Langley - 1.6 miles

1.1 miles

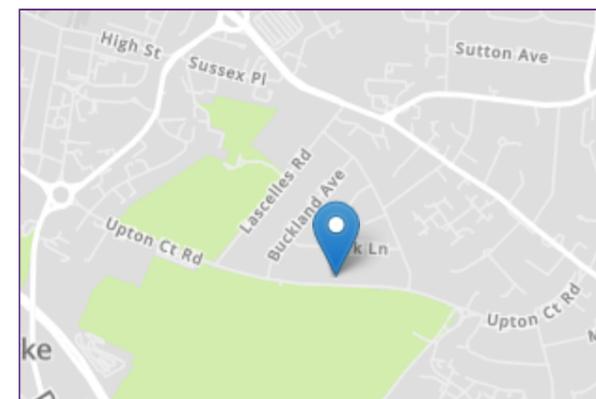
Local Schools

PRIMARY SCHOOLS:

- St Mary's Church of England Primary School
0.5 miles
- Castleview Primary School
0.5 miles
- Ryvers School
0.7 miles
- The Langley Academy Primary
1 mile
- Willow Primary School

SECONDARY SCHOOLS:

- Upton Court Grammar School
460 yards
- Ditton Park Academy
480 yards
- St Bernard's Catholic Grammar School
690 yards
- Langley Grammar School
1 mile
- The Langley Academy
1 mile
- Council Tax**
Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	