

HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



A substantial five/six bedroom, two bathroom detached family home situated in most prestigious Upton Court Road, offering great views across Upton Park and also Windsor Castle. This property has been refurbished with new double glazing windows, a heat pump and underfloor heating on the ground floor.

Within close proximity are the renowned Schools of Upton Grammar, St Bernard's Grammar and Langley Grammar, plus Long Close School and Castleview Primary. The property is also close to Slough High Street and its abundance of amenities, including the Elizabeth Line and therefore crossrail. Located within easy reach is the M4 and also Heathrow Airport.

Accommodation is over 1800 square ft and includes a $34'1 \times 12'4$ through living room which features a bay fronted window and also bi folding doors leading to the garden, a $19'6 \times 16'2$ kitchen/dining room which again offers bi folding doors to the rear, plus a centre isle and an array of modern kitchen units. This room is also large enough to house a large dining table and chairs.

Completing the ground floor is a cloakroom, plus a utility which leads into a garage conversion that now offers a guest suite that can also be accessed independently. This excellent area comprises of a double bedroom and a shower room.

Upstairs are four well proportioned bedrooms plus a study. The bay fronted bedroom one measures $13'7 \times 10'1$, the rear aspect bedroom two is $13'3 \times 8'7$, bedroom three is $13'2 \times 9'6$, while bedroom four is still a good size at $9'10 \times 9'5$. All of these double bedrooms offer either extensive fitted or built in wardrobes, while the study could also be used as a single bedroom.

A stunning, stylish, contemporary styled shower room, completes the first floor

Outside, there is ample off street parking on the block paved







driveway, while the rear garden is a superb size, and has a large patio and is mainly laid to lawn.









Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



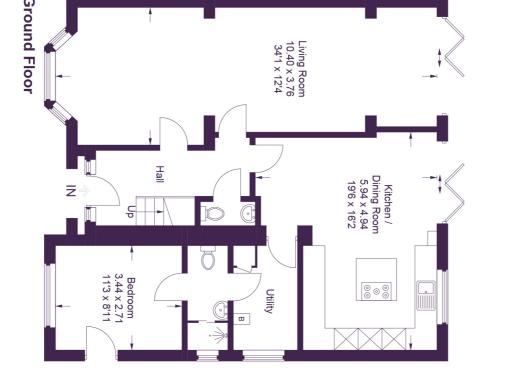
The Broadway
Farnham Common Buckinghamshire SL2 3QH

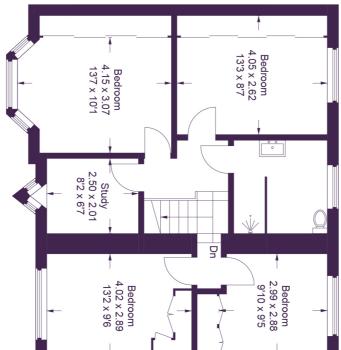
Tel: 01753 643555 fc@hklhome.co.uk

26 Upton Court Road

Approximate Gross Internal Area Ground Floor = 94.1 sq m / 1,012 sq ft First Floor =73.4 sq m / 790 sq ft Total = 167.5 sq m / 1,802 sq ft







First Floor