



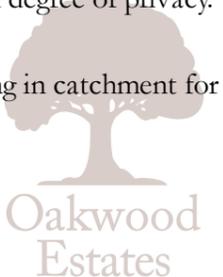
Situated within a modern development just off Lascelles Road, next to the highly desirable Upton Court and St Bernard's grammar school, this detached property boasts commodious living space suitable for a large family, stretching over 1742 square ft.

The ground floor comprises two reception rooms including a spacious 16ft living room to the front of the property and separate dining room with patio doors overlooking the rear garden. The kitchen lies across the back of the house and is made up of stylish high-gloss white cabinets. There is also a downstairs cloakroom and large double garage that offers the potential to be converted into additional reception areas or a guest suite.

Four double bedrooms are situated on the first floor along with a family bathroom. A spacious landing area lends itself well to a loft conversion. Bedroom two expands 13ft and boasts a pretty bay window, whilst the master bedroom benefits an en-suite shower.

Externally there is parking for two cars on the driveway, and a wide rear garden that enjoys a high degree of privacy.

The property lies a short walk from Slough station with excellent links into London, as well as being in catchment for multiple popular schools.



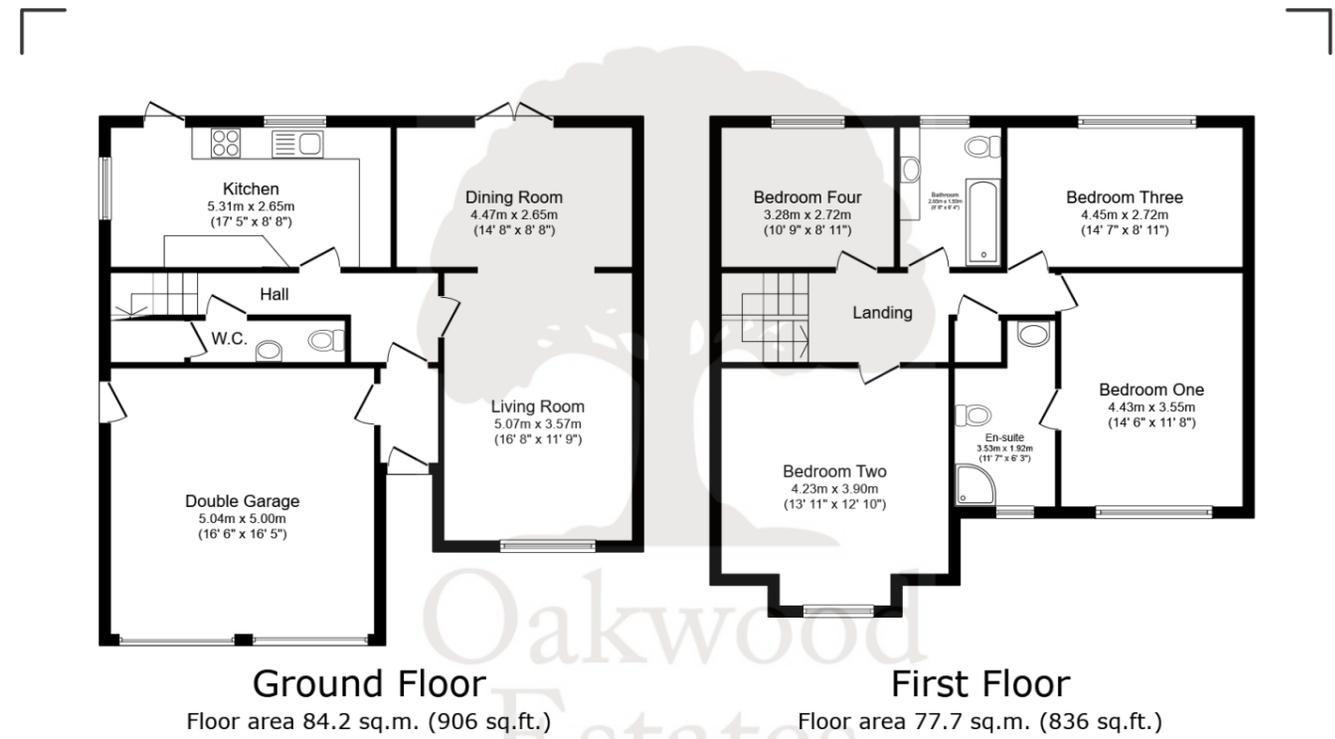
Property Information

Floor Plan

-  WELL PRESENTED DETACHED FAMILY HOME
-  TWO BATHROOMS (INCLUDING AN EN SUITE) AND A DOWNSTAIRS WC
-  GREAT CATCHMENT AREA FOR UPTON COURT GRAMMAR AND CASTLEVIEW SCHOOL
-  EASY ACCESS TO NEARBY SCHOOLS AND LOCAL TRANSPORT LINKS SUCH AS LANGLEY STATION
-  FOUR GENEROUS SIZED BEDROOMS
-  TWO SPACIOUS RECEPTION ROOMS
-  KITCHEN WITH INTEGRATED APPLIANCES INCLUDING A FRIDGE/FREEZER AND DISHWASHER
-  POTENTIAL FOR FURTHER EXPANSION (STTP)
-  DRIVEWAY PARKING FOR TWO CARS AS WELL AS A DOUBLE GARAGE

PRIVATE WRAP AROUND GARDEN AT THE REAR

					
x4	x2	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



TOTAL: 161.9 sq.m. (1,742 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 STATION:

- Slough- 0.9 miles
- Langley- 1.5 miles
- Datchet- 1.5 miles

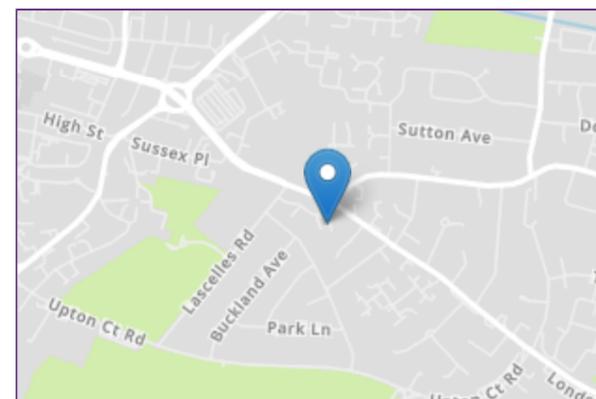
Local Schools

PRIMARY SCHOOLS:

- St Mary's Church of England Primary School
820 yards
- Ryvers School
0.6 miles
- Castleview Primary School
0.6 miles
- Willow Primary School
0.9 miles
- The Langley Academy Primary
0.9 miles

SECONDARY SCHOOLS:

- St Bernard's Catholic Grammar School
200 yards
- Upton Court Grammar School
290 yards
- Ditton Park Academy
0.5 miles
- The Langley Academy
0.9 miles
- Langley Grammar School
1 mile
- Langley Hall Arts Academy
1.1 miles
- 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	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		78
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	