



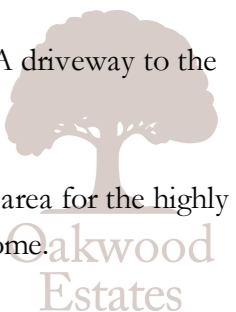
Situated within walking distance of Upton Court Grammar School and boasting excellent scope for future development, this three bedroom detached property is offered to the market as an excellent investment for those looking for a project.

The ground floor opens up to a large entrance hallway with direct access to the downstairs shower room. The property has already been extended to the rear, creating a fantastic size 33ft bay-fronted living room stretching the depth of the property, featuring sliding doors that overlook the garden. There is an additional 22ft reception room with ample space for dining furniture, and a well-appointed kitchen to the rear offering a good range of storage units and gas cooker.

Three double bedrooms to the first floor all benefit from fitted wardrobes, and the third bedroom now extends to 16ft at the back of the house. The spacious landing area would lend itself well to a loft conversion and also offers separate shower room and WC.

The rear garden enjoys a high degree of privacy and is fully laid to lawn with a brick-built shed. A driveway to the front of the house offers parking for up to three cars.

The property is offered to the market with no onward chain and is also located within catchment area for the highly sought-after Castlevue primary school presenting itself as an exceptional family home.

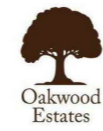


Property Information

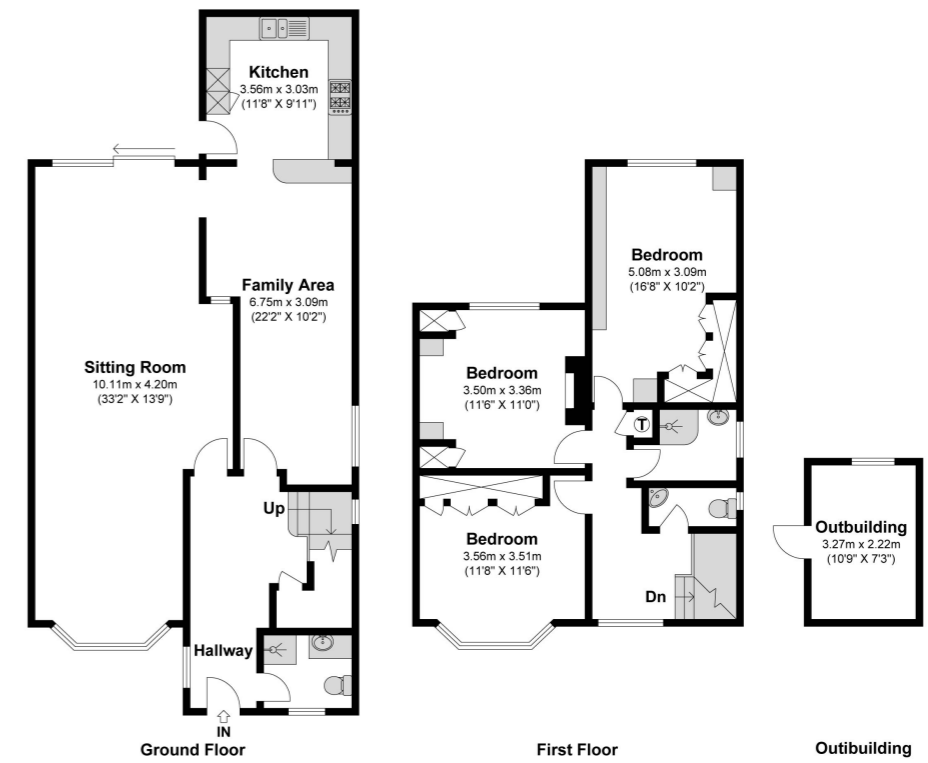
Floor Plan

-  DETACHED AND EXTENDED PROPERTY
-  CASTLEVIEW CATCHMENT AREA
-  SEPARATE 22FT RECEPTION SUITABLE FOR DINING
-  WALKING DISTANCE TO UPTON COURT GRAMMAR SCHOOL
-  SCOPE FOR FURTHER DEVELOPMENT (STPP)
-  DRIVEWAY PARKING FOR UP TO 4 CARS
-  THREE DOUBLE BEDROOMS WITH FITTED WARDROBES
-  IMPRESSIVE 33FT LIVING ROOM
-  PRIVATE REAR GARDEN LAID TO LAWN WITH BRICK-BUILT SHED
-  IDEAL INVESTMENT FOR A PROJECT
-  NO ONWARD CHAIN

					
x3	x2	x1	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Upton Court Road
 Approximate Floor Area
 1455.92 Square feet 135.26 Square metres (Exclude Outbuilding)
 Outbuilding Area 78.26 Square feet 7.27 Square metres
 Total Area 1534.18 Square feet 142.53 Square metres (Including Outbuilding)



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.

Transport Links

NEAREST STATIONS:

- Datchet - 1.1 miles
- Langley - 1.4 miles
- Slough - 1.4 miles

Local Schools

PRIMARY SCHOOLS

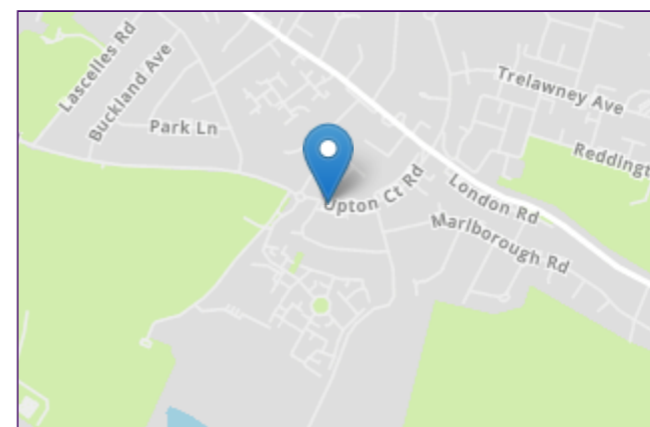
- Castleview Primary School
0.3 miles away
- Ryvers Primary School
0.5 miles away

- Langley Academy Primary
0.7 miles away

SECONDARY SCHOOLS

- Ditton Park Academy

- 0.2 miles away
- Upton Court Grammar School
0.4 miles away
- St. Bernard's Catholic Grammar School
0.4 miles away
- Langley Grammar School
0.7 miles away
- Langley Academy
0.7 miles away
- 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80
England, Scotland & Wales		EU Directive 2002/91/EC	