

Located in the highly sought after Upton area of Slough is this homely semi-detached property which is ready for your family to make your long term home. With Upton Court Park on your doorstep providing access to large open fields, Slough cricket, rugby and hockey club your family will never be short of weekend activities.

This semi-detached property consists of THREE good size bedrooms and family bathroom on the first floor. The ground floor is home to TWO separate reception rooms allowing ample space for the entire family plus the separate kitchen, brand new downstairs WC and ample under stairs storage. Through the rear kitchen door we can enter the private enclosed rear garden which is around 100 ft long. The potential to extend this property is endless with rear extensions and loft conversion all possible stpp.

With the new Elizabeth Line running through Slough Station commuting in to London has never been easier. The station itself is an easy walk from this superb home as are all local amenities provided by Slough High Street. The local area is further benefitted for families by several outstanding Primary, Secondary and Grammar schools all an easy commute, you really can take your pick.



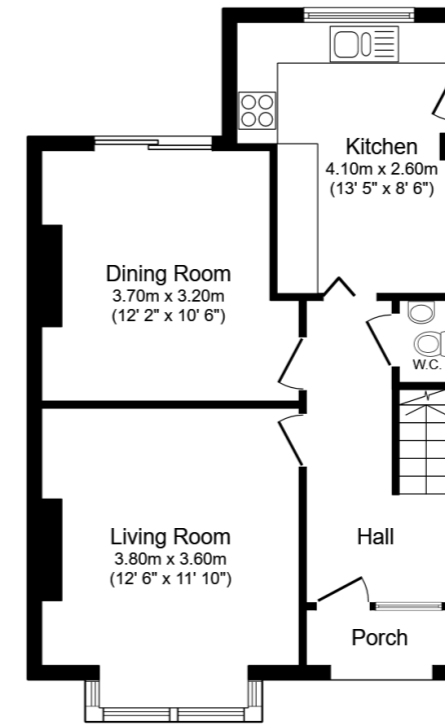


# Property Information

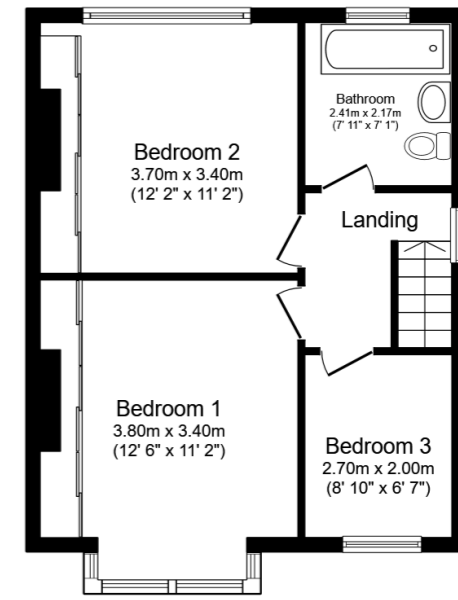
-  100 FT GARDEN
-  UPTON COURT AREA
-  0.7 MILES TO SLOUGH TRAIN STATION
-  DOWNSTAIRS WC
-  SEMI-DETACHED
-  POTENTIAL TO EXTEND STPP
-  THREE BEDROOMS

					
<b>x3</b>	<b>x2</b>	<b>x1</b>	<b>0</b>	<b>Y</b>	<b>N</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



**Ground Floor**  
Floor area 53.5 m<sup>2</sup> (576 sq.ft.)



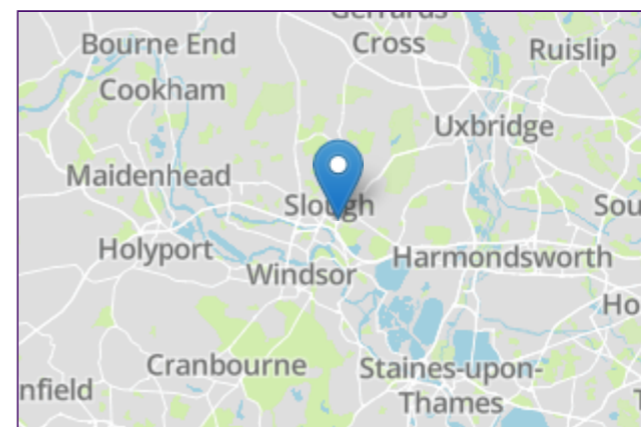
**First Floor**  
Floor area 47.5 m<sup>2</sup> (511 sq.ft.)

**TOTAL: 101.0 m<sup>2</sup> (1,087 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.

**Council Tax**  
Band D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC