





### Property Description

This well presented three bedroom semi-detached house located on the popular Upton road is now offered for sale. Hidden in a small cul-de-sac this is home is situated within walking distance to the High street, Slough's Elizabeth Line train station and is within easy reach of the local Grammar Schools. It benefits from a 23ft lounge diner, 15 ft kitchen, private rear garden, parking, potential to extend - STPP & offers no chain.

### Covered Porch

Door to

### Entrance Hall

Wood floor, radiator, stairs to first floor

### Lounge/Diner

23' 7" max x 12' 4" max ( 7.19m max x 3.76m max )

Front aspect windows, wood floor, radiators, understair cupboard, doors to side

### Kitchen

15' 3" max x 9' 10" max ( 4.65m max x 3.00m max )

Rear aspect window, range of wall & base units, half bowl sink drainer with mixer tap, four ring integrated gas hob with oven under, cooker hood, space for fridge freezer, integrated washing machine, integrated dishwasher, breakfast bar, wall mounted boiler housed in cupboard

### First Floor

### Landing

Access to loft

### Bedroom One

15' 6" x 11' 1" ( 4.72m x 3.38m )

Front aspect window, radiators

### Bedroom Two

13' 1" x 9' 10" ( 3.99m x 3.00m )

Side aspect window, radiator

### Bedroom Three

9' 10" x 8' 6" ( 3.00m x 2.59m )

Rear aspect window, radiator

## Bathroom

Front/Rear/Side aspect window, bath with mixer tap, wall mounted shower & glass screen, wash hand basin, WC, heated towel rail, extractor fan, tiled floor, fully tiled walls

## Outside

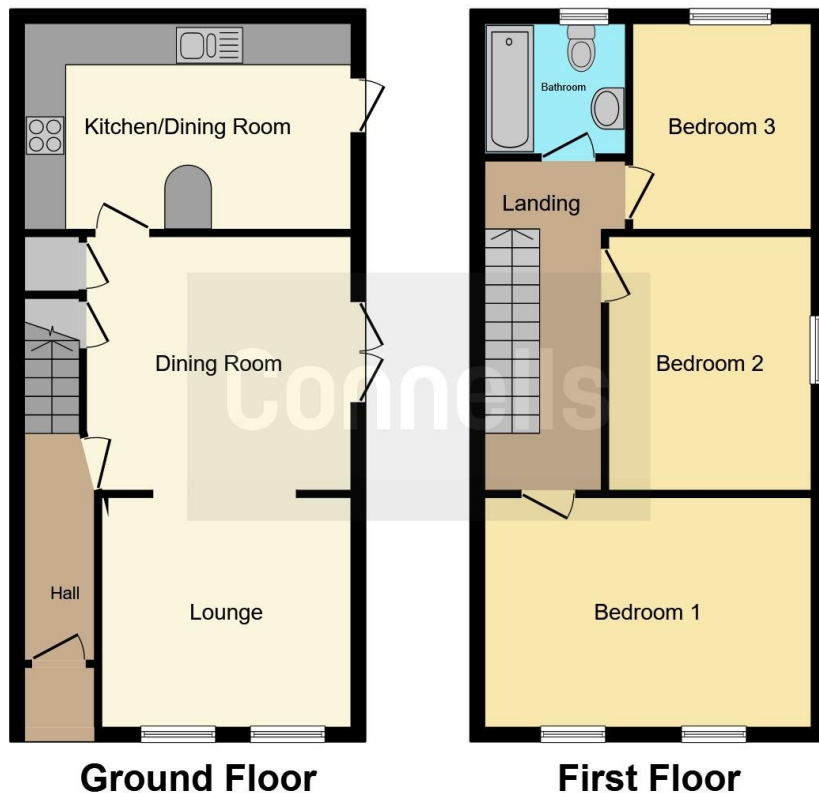
### To The Front

Driveway offering off-street parking, gate to rear garden

### To The Rear

Mainly laid to lawn, shingle patio, shed





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01753 810 870**  
**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
 SLOUGH SL1 1DH

EPC Rating: D Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/SGH308694](http://connells.co.uk/Property/SGH308694)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SGH308694 - 0004