



Upton Road, Slough, SL1 2AE

Guide Price £950,000 Freehold

DETACHED HISTORICAL HOME - NO ONWARD CHAIN

B. Simmons & Son are extremely proud to present to the market this rarely available characterful and substantial family home. Boasting five double bedrooms, a large through lounge/diner with external veranda, breakfast room, pantry, garage, three wc's and expansive garden with additional secret walled kitchen garden. This property was built around 1901 for the local GP and has since maintained many of its original features to date. Located in the Town Centre on the edge of the Castleview area, walking distance from Upton Park - 1 mile from Slough Station's Elizabeth Line and close access to M4 & M40 motorway junctions. This truly is a rare opportunity to buy one of Slough's most significant homes.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.
Plan produced using PlanItUp.

- Five Bedroom Detached Character Home
- Original Features Retained
- Expansive Garden & Additional Walled Kitchen Garden
- Town Centre Location
- In Need of Modernisation
- Potential to Extend/Redevelop STPP
- Garage & Linked Work Room
- Council Tax: Band G £3372.36
- Off Street Parking for 3 Vehicles
- EPC: E



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.