

Lascelles Road, Upton Court, SL3 7PS
Guide Price £1,200,000

DBK
ESTATE AGENTS









An outstanding and beautifully appointed detached family residence, offering an impressive 3,028 sq. ft. (281 sq. m.) of accommodation arranged across three floors.

Designed with modern family living and entertaining firmly in mind, this substantial home combines expansive open-plan spaces with multiple reception rooms, five generous bedrooms and excellent ancillary accommodation.

At the heart of the property is the spectacular kitchen/family room. This exceptional space provides a wonderful focal point for the home, with generous proportions allowing dedicated areas for cooking, dining, entertaining and everyday family life, together with direct access to the garden.

The ground floor offers remarkable versatility, with a substantial 30ft sitting room, a separate dining room and an adjoining utility room. A guest cloakroom and integral garage provide further convenience.

The first floor continues to impress, providing four generously proportioned bedrooms (one with an en-suite), alongside a well-appointed family bathroom. Occupying the second floor is an exceptional principal bedroom suite. The suite benefits from its own bathroom facilities and offers superb space with wardrobes and a dressing area.

Outside, the property benefits from a generous rear garden with a patio area, creating an excellent setting for outdoor dining and entertaining. Gated side access provides additional convenience. To the front, a substantial private driveway provides off-street parking for up to three vehicles, while the integral garage offers secure additional parking/ storage.

The area benefits from an excellent selection of well-regarded schools, including Upton Court Grammar School, St Bernard's Catholic Grammar School and Langley Grammar School. A variety of local amenities, including supermarkets, shops, restaurants and cafés, are also close by, alongside green spaces such as Upton Court Park and Lascelles Park. For motorists, the M4 and M25 can be found within a short drive.

Key Features

- **Impressive Detached Family Residence Approx. 3,028 Sq. Ft. / 281 Sq. M.**
- **Five Generous Bedrooms, Including Two En-Suites**
- **Spectacular 32'10 x 19'5 Kitchen/Family Room Opening to the Rear Garden**
- **Fashionable Kitchen with Integrated Appliances + Island**
- **Substantial 30 Ft Lounge**
- **Separate Dining Room + Separate Spice Kitchen**
- **Family Bathroom Suite on First Floor + Ground Floor WC**
- **Rear Garden with Patio + Side Gated Access**
- **Driveway for Three Vehicles + Internal Garage**
- **Accommodation Arranged Across Three Floors + Excellent Entertaining & Family Living Space + Generous and Versatile Layout Throughout**







Lascelles Road

Approximate Floor Area = 281.34 Sq m / 3028.31 Sq ft

= Reduced headroom below 1.5m / 50

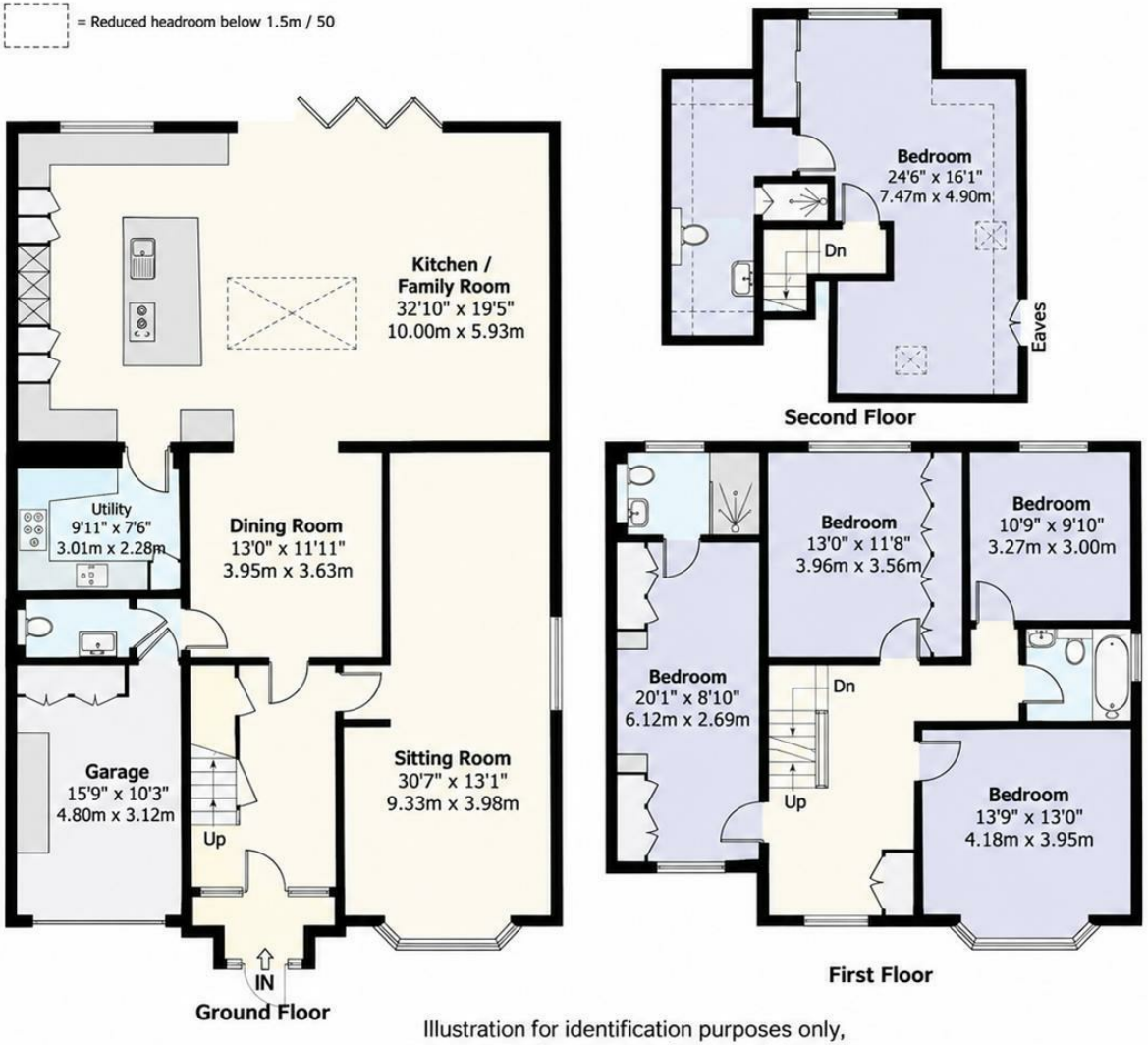
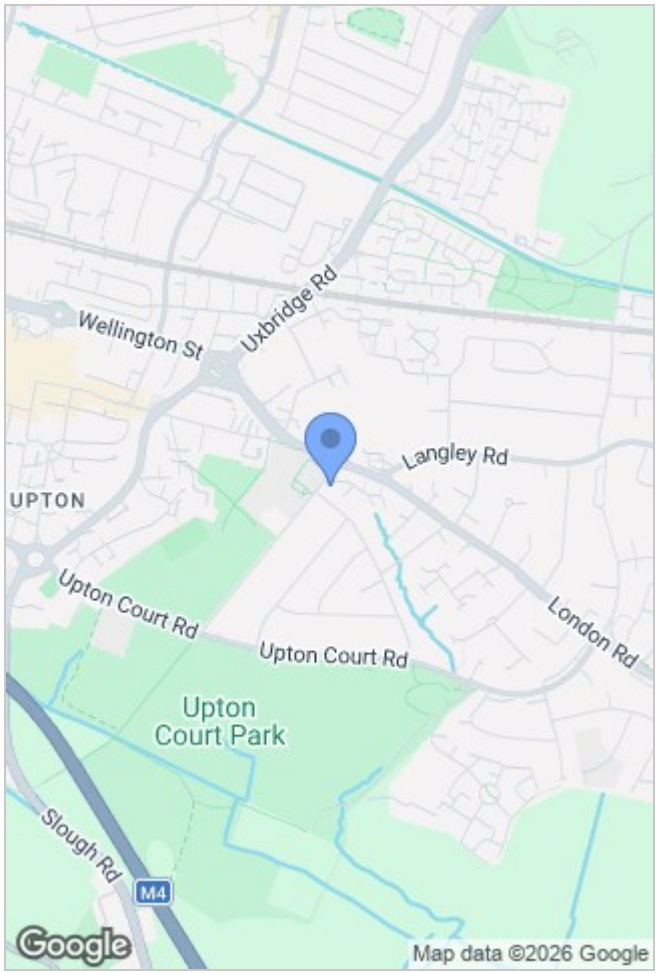
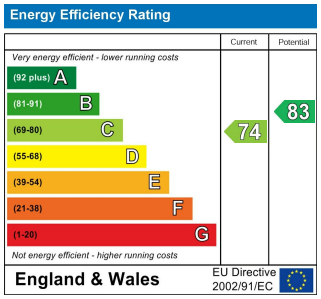
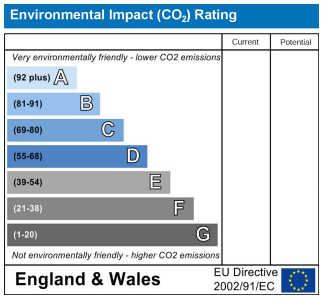


Illustration for identification purposes only, measurements are approximate, not to scale.







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