

45 Upton Park
Slough
SL1 2DB





45 Upton Park

£690,000

Grounded. Green. Growing.

The appeal of a home lies as much in what you can make of it as in what is already there.

Set along a leafy private road in Upton Park, this home has a lovely sense of possibility. There is room to spread out, space to come together and a garden to enjoy, while the interiors leave you free to bring your own taste to the rooms over time. The foundations are here; how you make it yours is up to you.

Upton Park has a green, established feel, with the everyday essentials still close at hand. Herschel Park is nearby, with its lake, mature trees and winding paths, while Upton Court Park offers more space for a walk, a run around with the children or a change of scenery with the dog. Local schools and amenities are within reach, with Slough town centre, the Elizabeth line, the M4 and Upton Hospital all adding to the convenience.

Inside, the ground floor brings the everyday moments of home together. The kitchen sits at the front, with space for a table and chairs - somewhere for breakfast before the day begins. There is also direct access from the kitchen to the side of the home, adding a useful connection to the outside.

Around the central staircase, the space opens into the living and dining room, with room for family meals, comfortable evenings on the sofa or having friends over. A fireplace gives the room a natural focal point, while double doors lead straight out to the garden.

Upstairs, four double bedrooms give everyone room to settle in. Deep fitted storage in every room leaves plenty of space for the furniture, books, desks and personal touches that make a room your own. The rooms can adapt as family life changes, whether you need somewhere for guests, a place to work or simply a little more breathing space. The family bathroom upstairs includes a separate shower, with an additional cloakroom on the

- Detached home on a leafy private road in Upton Park
- Four double bedrooms, each with deep fitted storage & flexibility for changing needs
- Front-facing kitchen with space for a table & chairs & direct side access
- Living & dining room beyond the central staircase, with fireplace & double doors to the garden
- Upstairs family bathroom with separate shower & additional ground floor cloakroom
- Manageable rear garden with patio for outdoor dining & relaxing
- Deep, wide frontage with generous driveway parking & integral garage
- Gated side access on both sides of the home, connecting front & rear
- Close to Herschel Park, Upton Court Park, local schools, dog-walking routes & everyday amenities; convenient for Slough town centre, Elizabeth line connections, Upton Hospital & the M4
- No onward chain, with room to refresh the interiors & consider a garage conversion or extension, subject to permissions; EPC Rating: D / Council Tax Band: F

Council Tax Band
F

Directions



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		

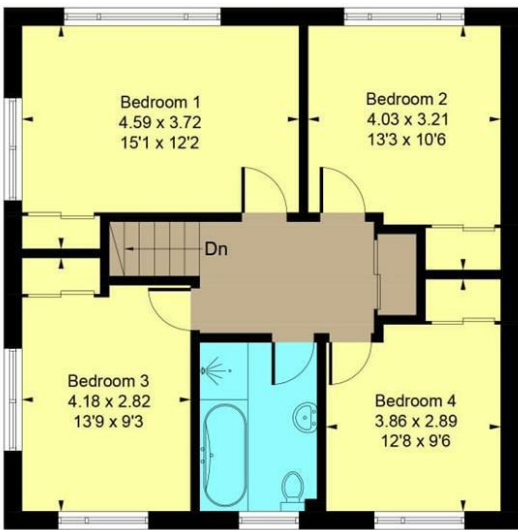
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Upton Park

Approximate Gross Internal Area = 113.39 sq m / 1221 sq ft
Garage = 16.84 sq m / 181 sq ft
Total = 130.23 sq m / 1402 sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.



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