

Situated within the highly sought-after 2016 Kings Reach development adjacent to Upton Court Park, this three bedroom semi-detached property offers excellent scope for future extensions, subject to normal planning permissions.

The ground floor features entrance hall with immediate access to a downstairs cloakroom, and leading to a spacious 19ft bay-fronted living room. Laid across the back of the house, a stunning open plan kitchen diner offers patio doors that overlook the garden. The kitchen features a good range of modern units and integrated appliances including double oven, dishwasher and gas hob.

The first floor consists of a family bathroom and three good size rooms. The south-east facing master bedroom enjoys lots of sunlight, bay window and an en-suite shower.

The well-maintained rear garden is mostly laid to lawn with a useful storage shed and ample space for patio furniture. The front of the house offers an off-street parking space on the driveway, in front of a single garage.

The property is ideally located within walking distance of both Castleview Primary and Upton Court Grammar School and would therefore suit a family. There is excellent potential for loft extension and garage conversion



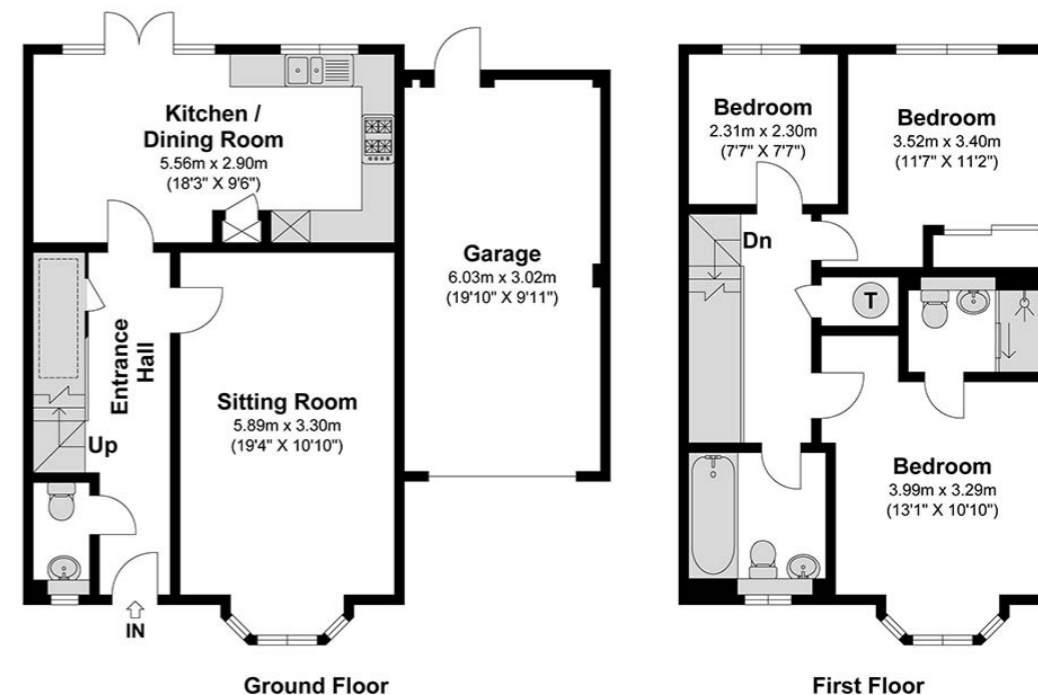


-  EXTREMELY SOUGHT-AFTER 2016 KINGS REACH DEVELOPMENT
-  18FT KITCHEN DINER
-  13FT BAY-FRONTED MASTER BEDROOM
-  PRIVATE WELL-MAINTAINED REAR GARDEN
-  DRIVEWAY PARKING
-  WALKING DISTANCE TO UPTON COURT GRAMMAR SCHOOL
-  THREE BATHROOMS INCLUDING DOWNSTAIRS CLOAKROOM & EN-SUITE
-  SPACIOUS 19FT LOUNGE
-  GARAGE TO THE SIDE
-  EXCELLENT SCOPE FOR LOFT AND SIDE EXTENSIONS

					
x3	x1	x3	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Boxall Way**  
 Approximate Floor Area  
 1016.65 Square feet 94.45 Square metres (Excluding Garage)  
 Garage Area 196.01 Square feet 18.21 Square metres  
 Total Area 1212.66 Square feet 112.66 Square metres (Including Garage)



Illustrations are for identification purposes only, measurements are approximate, not to scale

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.

**Transport Links**

**NEAREST STATIONS:**

- Langley 1.8 miles away
- Datchet 1.9 miles away
- Slough - 2.2 miles away

**Local Schools**

**PRIMARY SCHOOLS**

Castlevew Primary School  
 0.2 miles away

Ryvers School  
 0.5 miles away

Langley Academy Primary  
 0.7 miles away

**SECONDARY SCHOOLS**

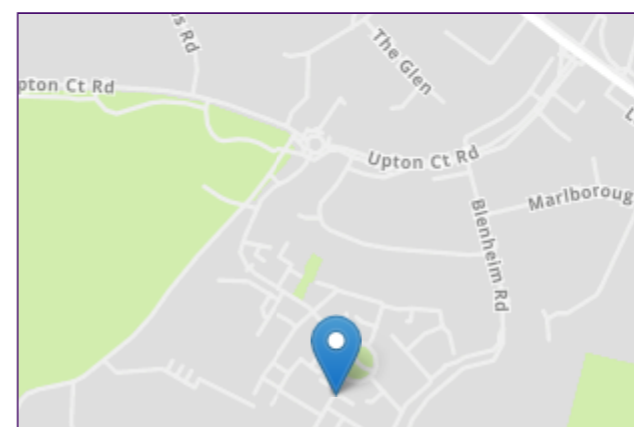
Ditton Park Academy  
 0.2 miles away

St Bernard's Catholic Grammar School  
 0.5 miles away

Upton Court Grammar School  
 0.5 miles away

Langley Grammar School  
 0.8 miles away

**Council Tax**  
 Band E



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