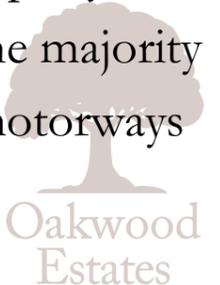




This two bedroom terraced house is situated on a popular residential cul-de-sac within Datchet and is offered to the market as well presented. The ground floor features a 14ft living room and a 13ft fitted kitchen/breakfast room with under floor heating. On the first floor there are two well-sized bedrooms in addition to a three piece family bathroom. Externally the rear garden measures to approximately 40ft and is well enclosed whilst there is allocated parking for one car in addition to visitor spaces. This property has been adapted to include plantation shutters throughout the majority of the house and provides easy access to the M4/M25 motorways and Heathrow Airport.



Property Information

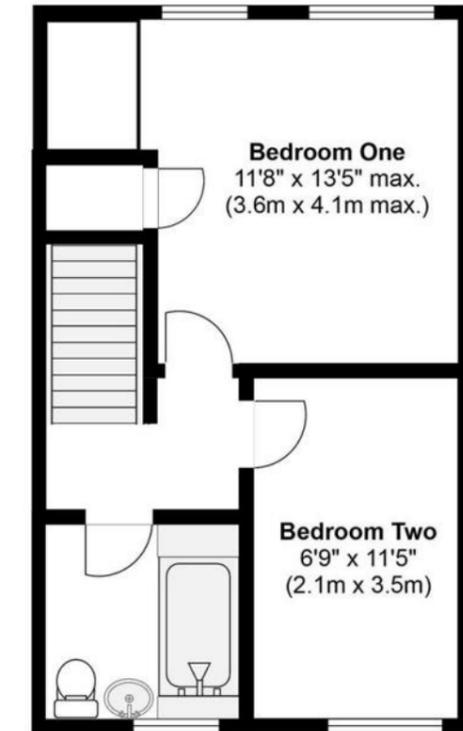
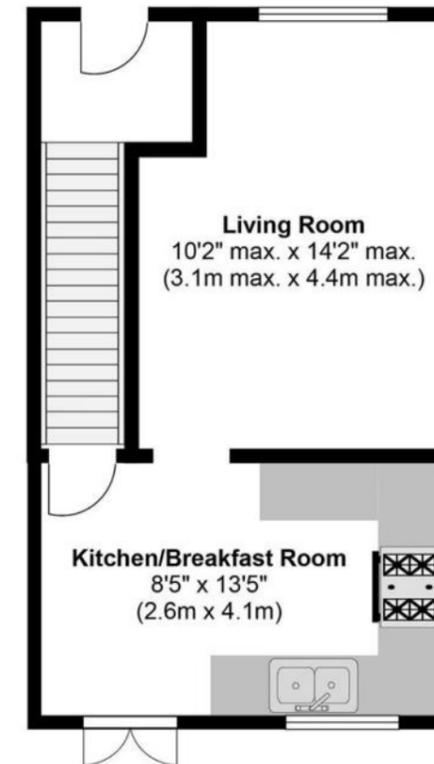
Floor Plan

-  TWO BEDROOM TERRACED HOUSE
-  PRIVATE GARDEN
-  POPULAR CUL-DE-SAC LOCATION
-  13FT KITCHEN WITH U/F HEATING
-  COUNCIL TAX C
-  THREE PIECE BATHROOM
-  PARKING FOR 1 CAR
-  14FT LIVING ROOM
-  EPC - E

Total Approximate Floor Area
603 square feet
56 square meters

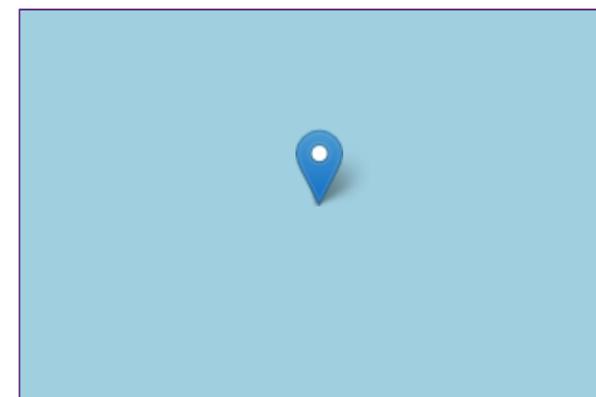


					
x2	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

External

The rear garden measures to approximately 40ft is well enclosed; there is allocated parking for one car in addition to visitor spaces.

Location

Penn Road is a cul-de-sac situated in the picturesque Thameside village of Datchet. A range of shopping facilities for day-to-day needs are available in Datchet, whilst further amenities may be found in Windsor and Slough. Educational facilities in the area both state and private are excellent. Sporting facilities in the area include golf at Datchet, The Royal Berkshire, horse riding in Windsor Great Park, horse racing at Windsor and Ascot, boating on some stretches of the River Thames.

Transport Links

Nearest stations:

- Datchet (0.6 mi)
- Sunnymeads (0.9 mi)
- Windsor & Eton Riverside (1.8 mi)

The M4 (J5) which is about a mile away, provides access to Heathrow London, the West Country and the M25.

Schools

Primary Schools:
Datchet St Mary's CofE Primary School
0.6 miles away State school

Castlevew Primary School
1.1 miles away State school

Eton End School Trust (Datchet) Limited
1.1 miles away Independent school

Holy Family Catholic Primary School
1.2 miles away State school

Foxborough Primary School
1.4 miles away State school

Secondary Schools:
Churchmead Church of England (VA) School
0.7 miles away State school

Langley Grammar School
1.3 miles away Grammar school

The Langley Academy
1.5 miles away State school

Long Close School
1.6 miles away Independent school

Upton Court Grammar School
1.6 miles away Grammar school

Council Tax
Band C