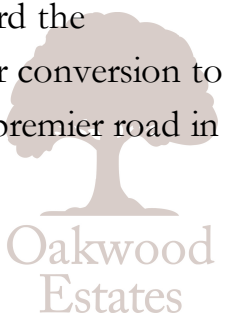













This is a four double bedroom, detached, family home situated in a quiet cul-de-sac on a premier road, within walking distance of Datchet village centre with its range of shops, schools and transport links (Waterloo Line). This property is set on a generous plot, with a large driveway, a substantial garage and an expansive garden mainly laid to lawn. This family home is well presented throughout offering spacious and versatile living accommodation with four reception rooms. At the heart of the property is a 21ft living room with a full-length window to the front and patio door to the rear, leading to a patio area. There are three further reception rooms currently configured as a dining room, family room and a study. The bright, contemporary kitchen, with a breakfast bar seating four, gives side access to a patio area. A cloakroom completes the ground floor. On the first floor, there are four double bedrooms, with an ensuite bathroom with over bath shower in the master bedroom. There is also a three-piece family bathroom room, with over bath shower. Externally, the side and rear gardens afford the opportunity for an extension STTP. The large, detached garage offers potential for conversion to a home office or gym, STTP. This well-proportioned, detached property set on a premier road in Datchet, would make a perfect FAMILY home.



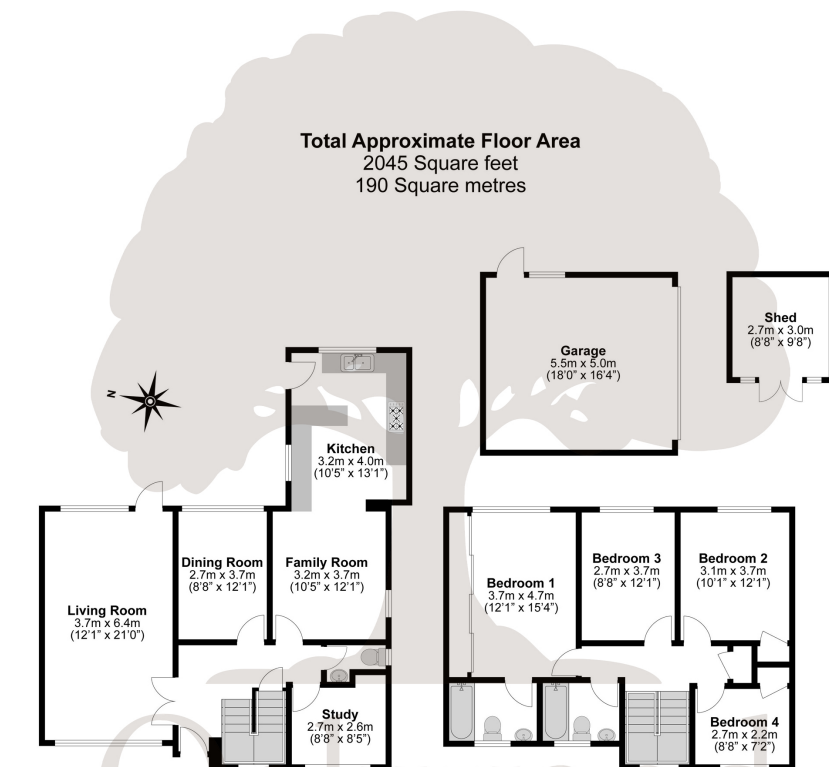


## Property Information

-  PREMIER LOCATION
-  FOUR RECEPTION ROOMS
-  EXPANSIVE GARDEN
-  SCOPE TO EXTEND (STPP)
-  COUNCIL TAX - BAND G
-  FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
-  21 FT THROUGH LOUNGE
-  LARGE DETACHED GARAGE
-  EPC - PENDING

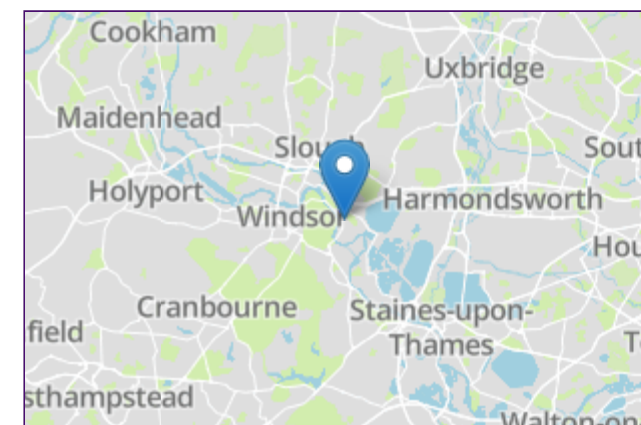
					
x4	x4	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### External

#### Location

Beaulieu Close 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 includes a cricket and golf club in 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 (0.3 miles)
- Sunnymeads (1.0 miles)
- Windsor & Eton Riverside (1.4 miles)

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  
0.3 miles away State school
  - Eton End School Trust (Datchet) Limited  
0.9 miles away Independent school

- St George's School  
1.3 miles away Independent school
- The Queen Anne Royal Free CofE Controlled First School  
1.3 miles away State school
- Brigidine School Limited  
1.4 miles away Independent school
- Secondary Schools:  
Churchmead Church of England (VA) School  
0.6 miles away State school
- Brigidine School Limited  
1.4 miles away Independent school
- Eton College  
1.7 miles away Independent school
- Long Close School  
1.7 miles away Independent school
- Langley Grammar School  
1.8 miles away Grammar school
- Council Tax**  
Band G