

This attractive 2/3 bedroom Victorian end-of-terrace home occupies a popular residential road and offers generous, well-proportioned accommodation arranged over three floors, with excellent scope to extend and reconfigure, subject to the usual planning consents.

The ground floor features a welcoming living room and a spacious dining area, ideal for family living and entertaining, with the kitchen opening directly onto the rear garden. Upstairs, the property offers two double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. The loft room provides valuable additional flexible space, currently used as bedroom 3, also suited for use as a home office, guest room or studio.

Externally, the property benefits from a private rear garden backing onto open fields, offering a particularly appealing setting and clear potential to extend or enhance the existing accommodation, subject to planning permission. There is further opportunity to modernise throughout, allowing a purchaser to create a home tailored to their own requirements.

Ideally positioned on a well-regarded residential road, the property is within easy reach of local schools, village shops and excellent transport links. A superb opportunity for buyers seeking a character home with significant future potential.



Property Information

-  VICTORIAN HOME WITH CHARACTER FEATURES
-  TWO RECEPTION ROOMS
-  LOFT ROOM/BEDROOM 3
-  REAR GARDEN OVERLOOKING FIELDS
-  OFFERED WITH NO ONWARD CHAIN
-  POPULAR LOCATION
-  TWO DOUBLE BEDROOMS
-  POTENTIAL TO EXTEND (S.T.P.P)
-  COUNCIL TAX BAND - D

					
x2	x2	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

Penn Road is a popular road 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

Castleview Primary School
1.1 miles away State 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

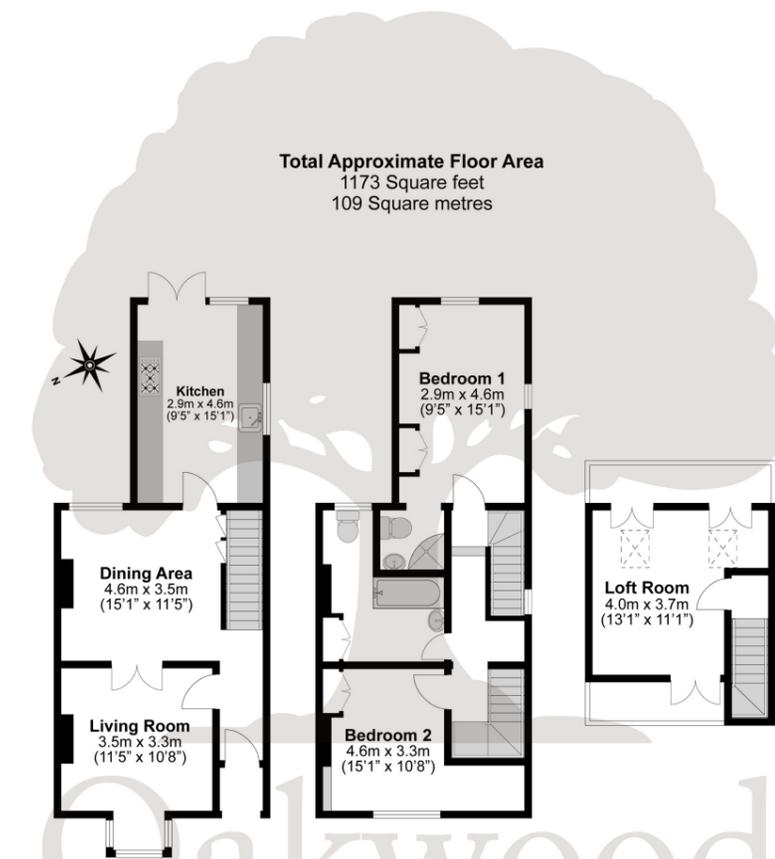
The Langley Academy
1.5 miles away State school

Long Close School
1.6 miles away Independent school

Upton Court Grammar School
1.6 miles away Grammar school

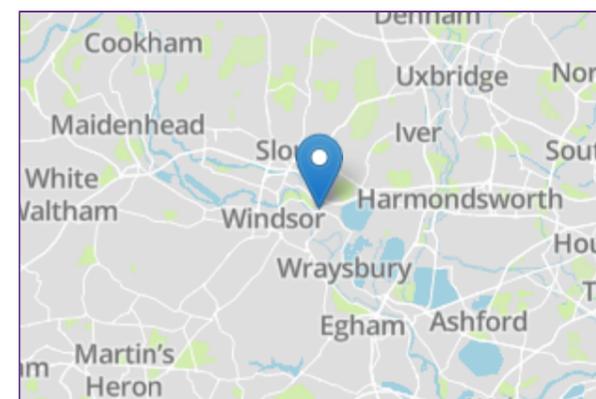
Council Tax
Band D

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+)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			