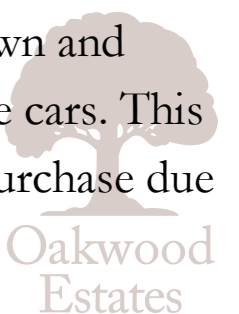




This two double bedroom Victorian split level maisonette is situated on a highly desirable road just a five minute walk from Datchet Station (Waterloo Line) and is offered to the market with an abundance of character. The period conversion is of approx. 1229 sqft and creates a great ambience, maintaining many of its original features such as the original fireplaces, sash windows and high ceilings throughout. The ground floor features two reception rooms with the inclusion of a 13ft living room and 12ft dining room - both with wood flooring. There is also a modern fitted kitchen, a shower room a study/bedroom three and 15ft master bedroom. The first floor hosts a further bedroom. Externally there is a rear garden with patio and lawn and incorporates a 16ft double garage in addition to parking for three cars. This property offers a share of freehold and would make for a great purchase due to its generous size and convenient location.

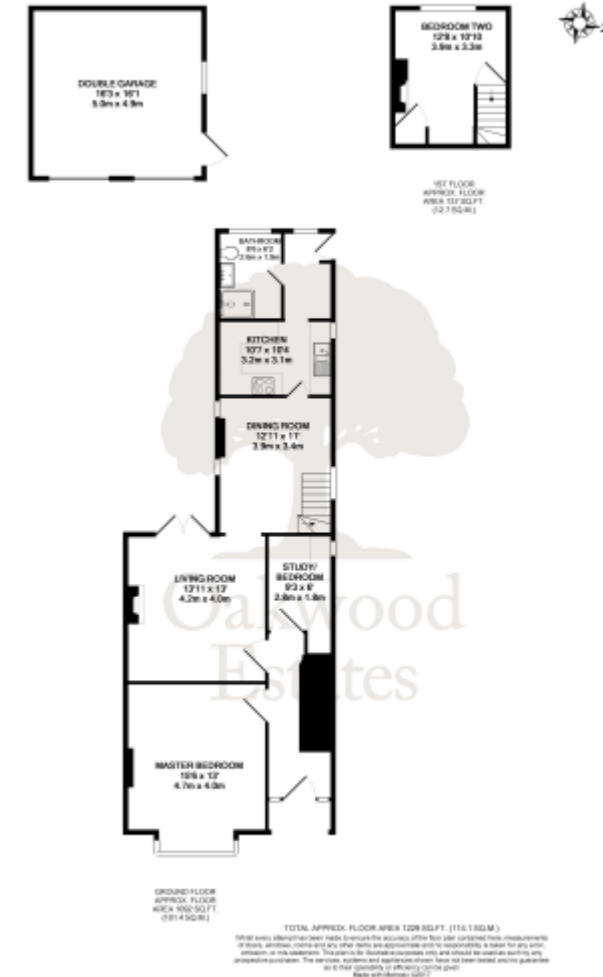


Property Information

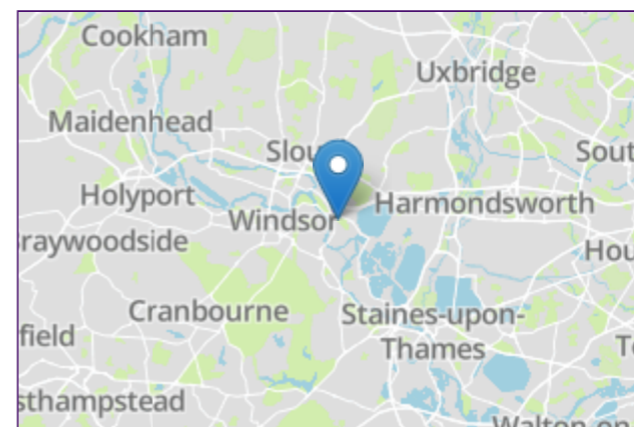
Floor Plan

-  GROUND FLOOR
-  DOUBLE GARAGE
-  SHORT WALK TO STATION
-  PRIVATE GARDEN
-  EPC E
-  TWO BEDROOM SPLIT LEVEL MAISONETTE
-  TWO RECEPTIONS
-  STUDY/BEDROOM 3
-  COUNCIL TAX BAND D

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



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		
(69-80)	C		
(55-68)	D		66
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

With a traditional village green, shops for day to day needs, pubs and restaurants, Datchet provides many conveniences whilst nearby Windsor provides a comprehensive range of shops, the Theatre Royal, the Castle and St. Georges Chapel. - For the commuter there are two train stations serving London Paddington and London Waterloo from Slough and Datchet respectively. Datchet has excellent road links with access to the M4 from junction 5, which leads to both the M25 and the M3.

- An extensive range of well-regarded schools are available in both the Independent and State sectors, including St George's, Upton House, Eton College, Eton End, Datchet Montessori School, St Mary's School, Churchmead Secondary School and Windsor Boys' and Girls' Secondary Schools.

Transport

Nearest stations:

- Datchet (0.1 mi)
- Windsor & Eton Riverside (1.2 mi)
- Sunnymeads (1.2 mi)
- Slough - Elizabeth Line (3 mi)
(15 mins to Paddington)

School

PRIMARY SCHOOLS:
Datchet St Mary's CofE Primary School
0.1 miles away State school

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

St George's School
1.2 miles away Independent school

Castleview Primary School
1.3 miles away State school

The Queen Anne Royal Free CofE Controlled First School
1.3 miles away State school

SECONDARY SCHOOLS:
Churchmead Church of England (VA) School
0.3 miles away State school

Ditton Park Academy
1.2 miles away State school

St George's School
1.2 miles away Independent school

Long Close School
1.4 miles away Independent school

Queensmead House School
1.4 miles away Independent school

Council Tax
Band D