

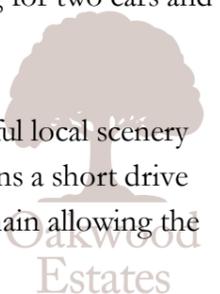
This beautifully presented three bedroom semi detached house that has been extensively updated and improved by the current owner and features open plan living to a high standard.

The ground floor features a living room with front aspect window and log burner. This leads to an open plan kitchen/diner with eye and base level units and a large breakfast bar with seating area. This flows nicely into the conservatory, with patio doors on to the garden. There is also a downstairs W.C.

To the first floor, two double bedrooms and a single bedroom which could be used as a study. The principal bedroom has fitted wardrobes and bedroom two has a storage cupboard. The family bathroom has underfloor heating and a shower over the bath. The loft could be converted subject to planning permission.

The rear garden is equally well presented and has high degree of privacy, with patio area, large lawn, a shed, and side access and has views of open fields. To the front, there is off street driveway parking for two cars and views of the green.

Eton Wick is a very popular village location being surrounded by some of the most beautiful local scenery from the Thames tow path to the Jubilee River and nature reserve. There are railway stations a short drive away in Burnham, Slough or Windsor and two local schools. Further benefits include no chain allowing the possibility for a quick sale.



Property Information

-  THREE BEDROOM SEMI DETACHED FAMILY HOME
-  NO CHAIN
-  GARDEN WITH PATIO AND LAWN AREAS.
-  VIEWS ACROSS OPEN FIELDS
-  OPEN PLAN KITCHEN/DINER
-  CONSERVATORY
-  DRIVEWAY PARKING FOR TWO CARS

					
x3	x2	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Colenorton Crescent
Approximate Floor Area = 105.06 Square meters / 1130.85 Square feet

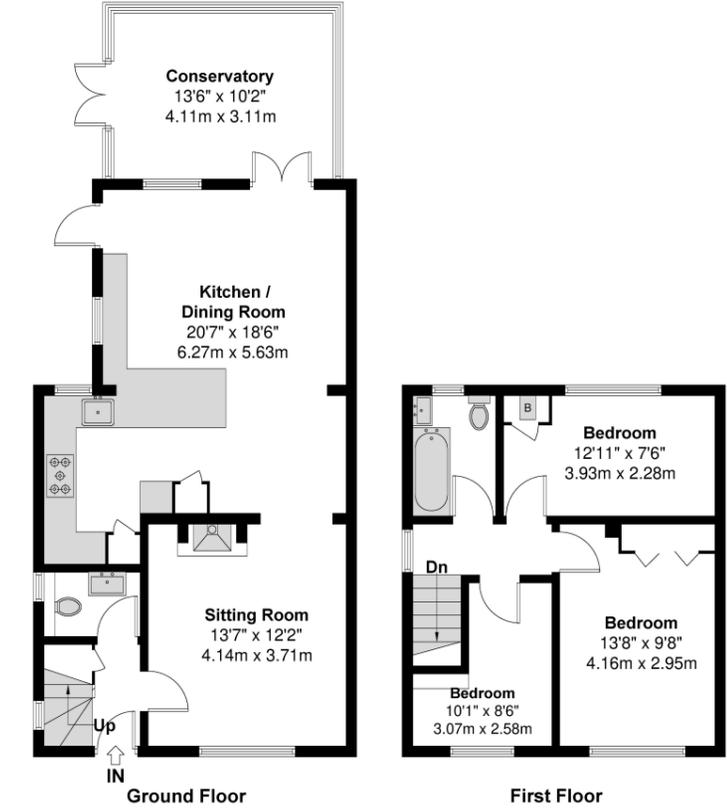


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Location

Eton Wick is a charming Thames side village with some of the prettiest countryside in the area from the Thames towpath to the Jubilee river not to mention historic Dorney common.

There are various railway station within easy driving distance including Burnham, Slough, Datchet and Windsor. The latter is a delightful 45 minute walk alongside the Thames.

Schooling

Eton Wick CofE First School
State School

Western House Academy
State School

Eton Dorney Independent Therapeutic School
Independent School

Montem Academy
State School



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	