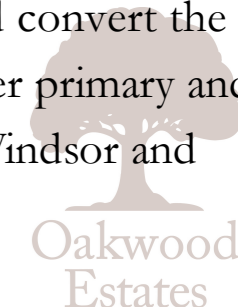
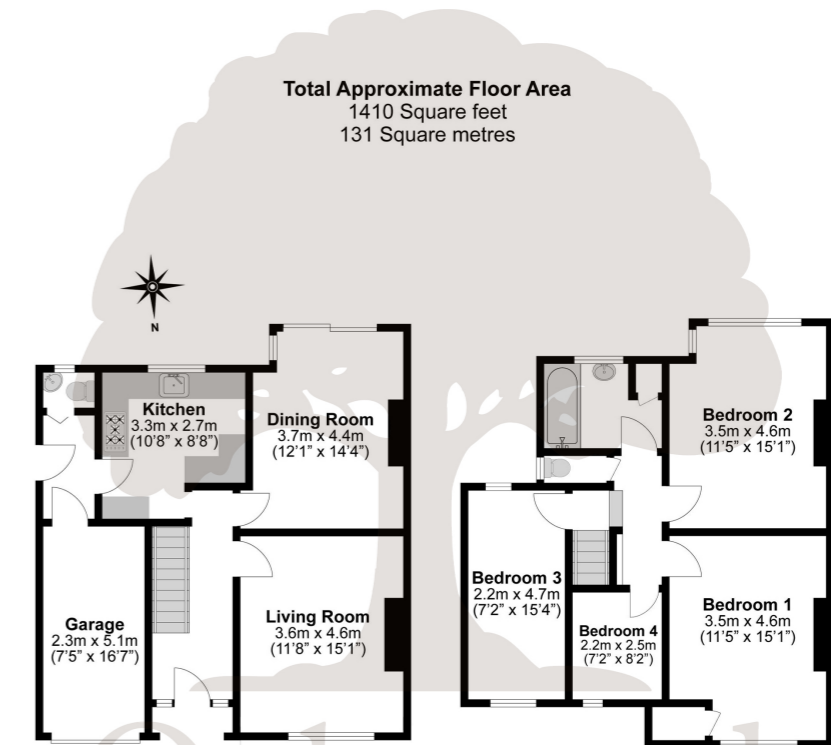


This 1930s four bedroom semi-detached family home offers spacious accommodation in excess of 1400 sq. ft, positioned on a sought after road just a short walk from Datchet Green. The property is an ideal family home and comprises an entrance hall, 15ft living room, dining room with fireplace and sliding doors to the rear garden, kitchen, utility area with an integral door to the garage and a downstairs W.C. The first floor consists of a landing area with access to the loft, three good sized double bedrooms and a single room, a bathroom and separate W.C. The garden offers a patio area and is mainly laid to lawn, with side access, and to the front of house there is driveway parking and a single garage. The property also comes with the potential to extend and convert the loft (STPP). Ideally located close to Datchet village and sought after primary and secondary schools, rail links into London (Waterloo line) and Windsor and transport links to the M4,M25 and Heathrow.



-  FOUR BED SEMI DETACHED HOUSE
-  TWO RECEPTION ROOMS
-  GARDEN
-  EPC - PENDING
-  POTENTIAL TO EXTEND (STPP)
-  DRIVEWAY PARKING
-  GARAGE
-  COUNCIL TAX BAND - E

					
x4	x2	x2	x3	Y	Y
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.

Location

The picturesque village of Datchet offers a range of independent shops catering for day-to-day needs and for the commuter, the rail station provides regular services to London. For more extensive amenities, Windsor and Slough are nearby. Datchet is supremely located for the M4 (J5) which is just 2 miles away, and Heathrow Airport which is also within easy reach. Abundant sporting/leisure facilities in the area include a gym and squash courts in Datchet village; athletics at The Thames Valley Athletics Centre in Eton; sailing on the Queen Mother's Reservoir; golf at Datchet, Sunningdale and Wentworth; and horse racing at Windsor and Ascot. Datchet is also fortunate to be in close proximity to excellent schools in both the independent and state sectors, including Datchet St. Mary's CofE Primary School, Windsor Boys', Windsor Girls', St. George's and Upton House in Windsor, Eton Pony in Eton, St. George's, Papplewick, Heathfield and St. Mary's in Ascot, and Lambrook in Winkfield Row.

Foxborough Primary School
1.5 miles away State school

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

Ditton Park Academy
1.1 miles away State school

Langley Grammar School
1.3 miles away State school

The Langley Academy
1.5 miles away State school

Long Close School
1.6 miles away Independent school

Schools

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

Eton End School Trust (Datchet) Limited
1 mile away Independent school

Castleview Primary School
1.1 miles away State school

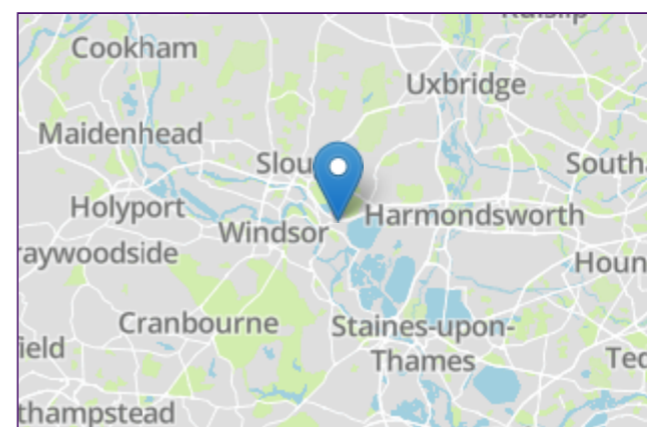
Holy Family Catholic Primary School
1.2 miles away State school

Transport Links

Nearest stations:
Datchet (0.6 mi)
Sunnymeads (0.9 mi)
Windsor & Eton Riverside (1.7 mi)

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			