













Outstanding and Extended Three-Bedroom Semi-Detached Family Home

This superb family home is tucked away in a quiet corner of a cul-de-sac on the edge of Datchet village and is offered to the market in immaculate condition.

The ground floor provides two spacious reception rooms, including an impressive 18ft living room and an 18ft dining room, complemented by a contemporary fitted kitchen with a stone-effect surface and breakfast island, along with a convenient downstairs cloakroom.

Upstairs, there are three well-proportioned bedrooms and a modern three-piece family bathroom.

Externally, the property benefits from a landscaped rear garden measuring approximately 40ft, offering a private and enclosed setting. There is also rear access to an 18ft garage, located in a block, with an additional parking space to the rear.

With excellent access to the M4/M25, Heathrow Airport, and Datchet Train Station (Waterloo Line), this superbly presented home is the perfect turn-key property and an outstanding family purchase, offered to the market with no onward chain.

Oakwood Estates



THREE BEDROOM SEMI-DETACHED HOUSE



COUNCIL TAX BAND - E



QUIET AND PEACEFUL CUL-DE-SAC



**18FT GARAGE** 



IDEAL LOCATION



EPC - C



FRONT & REAR GARDEN



## Location

Cobb 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 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.

## **Schools**

Primary Schools:

Datchet St Mary's CofE Primary School 0.6 miles away State school

Eton End School Trust (Datchet) Limited 1.2 miles away Independent school

Castleview Primary School 1.2 miles away State school

Holy Family Catholic Primary School 1.3 miles away State school

Foxborough Primary School 1.5 miles away State school

Secondary Schools: Churchmead Church of England (VA) School 0.8 miles away State school

Langley Grammar School 1.4 miles away Grammar school



Total floor area: 107.4 sq.m. (1,156 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, the cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Pronertybox in



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