

A charming three-bedroom semi-detached home located on Horton Road in the picturesque village of Datchet. This property seamlessly blends modern living with traditional appeal, offering a comfortable and inviting atmosphere for families and professionals alike.

The property has been meticulously updated by our clients and enhanced by contemporary touches throughout. Upon entering, you are welcomed by a useful entrance porch that leads to a bright and spacious living room with practical understairs storage and large window overlooking the front aspect.

The large 'hub of the home' kitchen/dining/family room has been stylishly modernised, boasting sleek cabinetry, granite worktops, high-end appliances, and ample storage space, ideal for family meals or entertaining guests, while French doors open onto the rear terrace, perfect for alfresco dining and relaxation. A contemporary bathroom completes the ground floor.





Upstairs, three well-proportioned bedrooms provide comfortable accommodation while a modern, fully-tiled family shower room completes the first floor.

The property also benefits from off-street parking for two cars and is within walking distance of Datchet village, local schooling and train station, making it an excellent choice for commuters and families alike.





## Property Information

-  WALKING DISTANCE OF DATCHET STATION (WATERLOO LINE) & DATCHET VILLAGE
-  UPDATED AND BEAUTIFULLY PRESENTED
-  TWO MODERN BATH/SOWER ROOMS
-  OFF STREET PARKING FOR 2 CARS
-  STUNNING 3-BEDROOM SEMI-DETACHED HOME
-  MODERN, FULLY-FITTED KITCHEN/DINER WITH FRENCH DOORS TO THE GARDEN
-  LARGE LEVEL GARDEN

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

### Outside

One of the highlights of this property is the large level rear garden. This private outdoor space is meticulously maintained, featuring a lush lawn and a lovely wide terrace with useful covered area, ideal for alfresco dining and summer gatherings. To the rear of the garden sits a useful storage shed which benefits from light and power and in our opinion is suitable for conversion to a Home Office. To the front the property benefits from driveway parking for two cars.

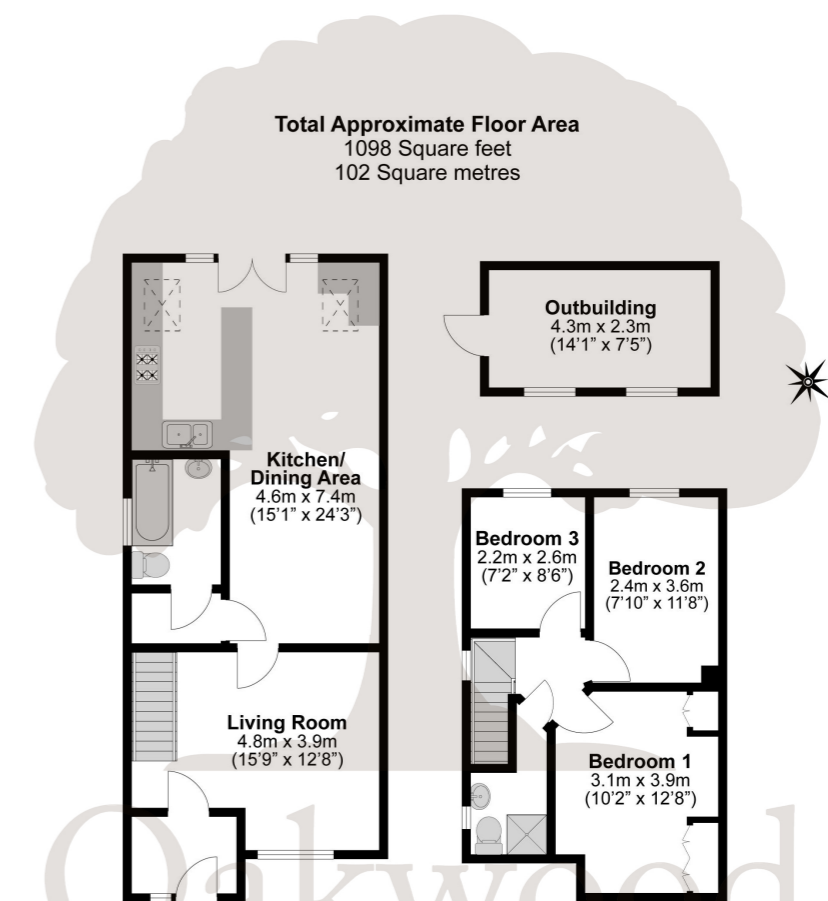
### Location

Horton Road is situated in the picturesque and historic village of Datchet within a stones throw of the river Thames. 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

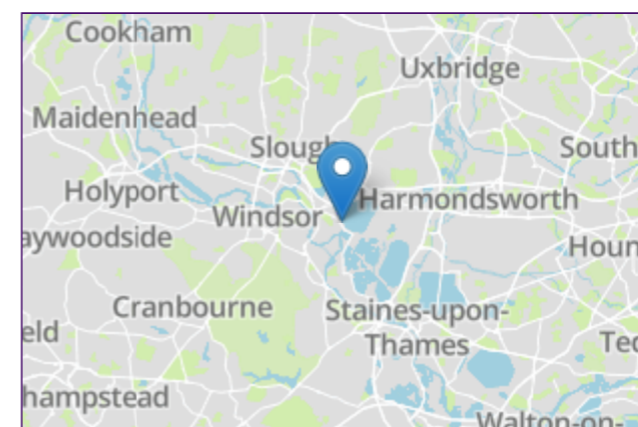
- Primary Schools:**
- Datchet St Mary's CofE Primary School  
0.6 miles away State school
  - Eton End School Trust (Datchet) Limited  
1.2 miles away Independent school
  - Holy Family Catholic Primary School  
1.3 miles away State school
- Secondary Schools:**
- Churchmead Church of England (VA) School  
0.8 miles away State school
  - Langley Grammar School  
1.4 miles away Grammar school
  - The Langley Academy  
1.7 miles away State 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			