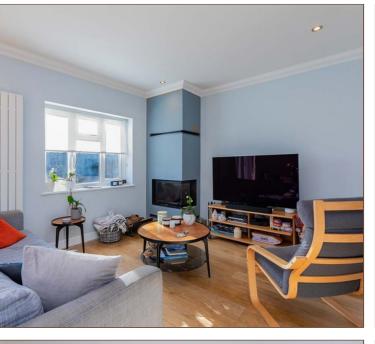
Site and Location Plans



This three/four double bedroom detached chalet bungalow is situated on a soughtafter road and offers flexible and spacious living accommodation stretching to approximately 1405 sqft. The ground floor features an open plan lounge/diner measuring 20ft with patio doors onto the rear garden, a modern kitchen and a spacious office which could be used as bedroom four. There are two double bedrooms both with bay windows and the main bedroom benefitting from an ensuite shower room. The porch and inner hallway provides plenty of storage space. To the first floor the bedroom measures 14ft and has plenty of cupboard space. Externally the large rear garden is well enclosed and mainly laid to lawn and incorporates a garage and patio area ideal for summer dining. To the front there is off street parking for two cars. Situated on a large plot and on the outskirts of Datchet Village (Waterloo Line) this property makes for an ideal family home due to its spacious and flexible living space and convenient location close to sought after schools and local amenities. Oakwood



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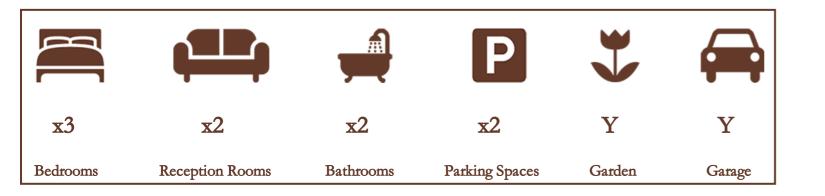




Estates

Property Information





External

The large garden is mainly laid to lawn and incorporates a garage and patio area ideal for summer dining. To the front there is off street parking for two cars.

Transport Links Nearest stations:

Datchet (0.7 miles) Windsor & Eton Riverside (1.0 miles) Windsor & Eton Central (1.2 miles)

Schools

Primary Schools: Eton End School Trust (Datchet) Limited 0.1 miles away Independent school

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

Long Close School 0.7 miles away Independent school

St George's School 1 mile away Independent school St Mary's Church of England Primary School 1 mile away State school

Secondary Schools: Churchmead Church of England (VA) School 0.4 miles away State school

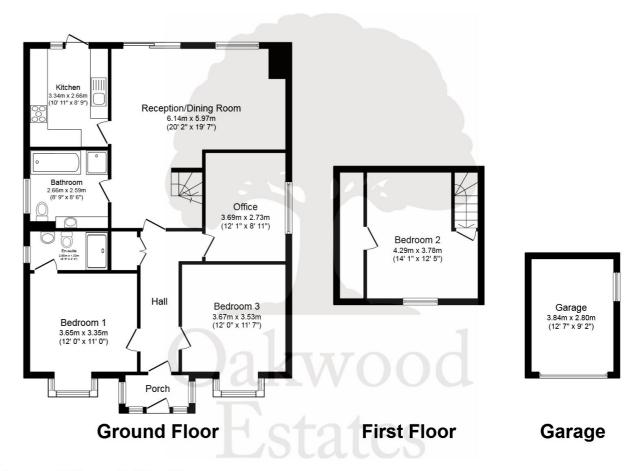
Long Close School 0.7 miles away Independent school

Upton Court Grammar School 1 mile away Grammar school

Eton College 1 mile away Independent school

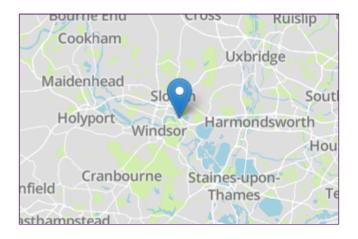
St Bernard's Catholic Grammar School 1.2 miles away Grammar school

Council Tax Band F



Total floor area 130.6 sq.m. (1,405 sq.ft.) approx This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91)		82
(69-80)		
(55-68)	63	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
	U Directive 002/91/EC	$\langle \rangle$

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