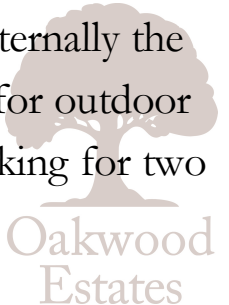












This five bedroom Victorian detached family home is full of character and is situated on one of Datchet's premier roads and within a short walk of Datchet Green and Train Station (Waterloo Line). The superbly presented accommodation is set over three floors and stretches to approximately 2310 sqft in total. The ground floor features two reception rooms with the inclusion of a 15ft bay fronted sitting room with log burner, a 13ft dining room with fireplace, and a spacious 22ft open plan kitchen/diner/family room with parquet flooring, skylight and bifold doors onto the rear garden. There is also a utility room leading on to a cloakroom. To the first floor there are three well-proportioned bedrooms and a four piece family bathroom with the master bedroom benefiting from an ensuite shower room. The second floor hosts bedrooms four and five both with dressing areas and a bathroom. Externally the mature rear garden is mainly laid to lawn with a large patio area ideal for outdoor entertaining. The front of the property provides off street driveway parking for two cars.



Property Information

-  FIVE BED DETACHED HOUSE
-  SHORT WALK TO STATION (LONDON WATERLOO)
-  TWO RECEPTION ROOMS
-  2 BATHROOMS
-  EPC - D
-  CHARACTER AND CHARM
-  IN EXCESS OF 2,000 SQ. FT.
-  OPEN PLAN 22FT KITCHEN/DINING/FAMILY ROOM
-  DRIVEWAY PARKING FOR 2 CARS
-  COUNCIL TAX G

					
x5	x2	x3	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

With a traditional village green, shops for day to day needs, pubs and restaurants, Datchet provides many conveniences whilst nearby Windsor provides a comprehensive range of shops, the Theatre Royal, the Castle and St. Georges Chapel. - For the commuter there are two train stations serving London Paddington and London Waterloo from Slough and Datchet respectively. Datchet has excellent road links with access to the M4 from junction 5, which leads to both the M25 and the M3.

- An extensive range of well-regarded schools are available in both the Independent and State sectors, including St George's, Upton House, Eton College, Eton End, Datchet Montessori School, St Mary's School, Churchmead Secondary School and Windsor Boys' and Girls' Secondary Schools.

Transport

Nearest stations:

- Datchet (0.1 mi)
- Windsor & Eton Riverside (1.2 mi)
- Sunnymeads (1.2 mi)
- Slough - Elizabeth Line (3 mi)
(15 mins to Paddington)

Schools

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

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

St George's School
1.2 miles away Independent school

Castleview Primary School
1.3 miles away State school

The Queen Anne Royal Free CofE Controlled First School
1.3 miles away State school

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

Ditton Park Academy
1.2 miles away State school

St George's School
1.2 miles away Independent school

Long Close School
1.4 miles away Independent school

Queensmead House School
1.4 miles away Independent school

External

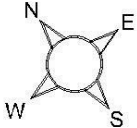
The front of the property provides off street driveway parking for two cars whilst to the rear a superb mature garden which is laid to lawn with a large patio area and kids play area.

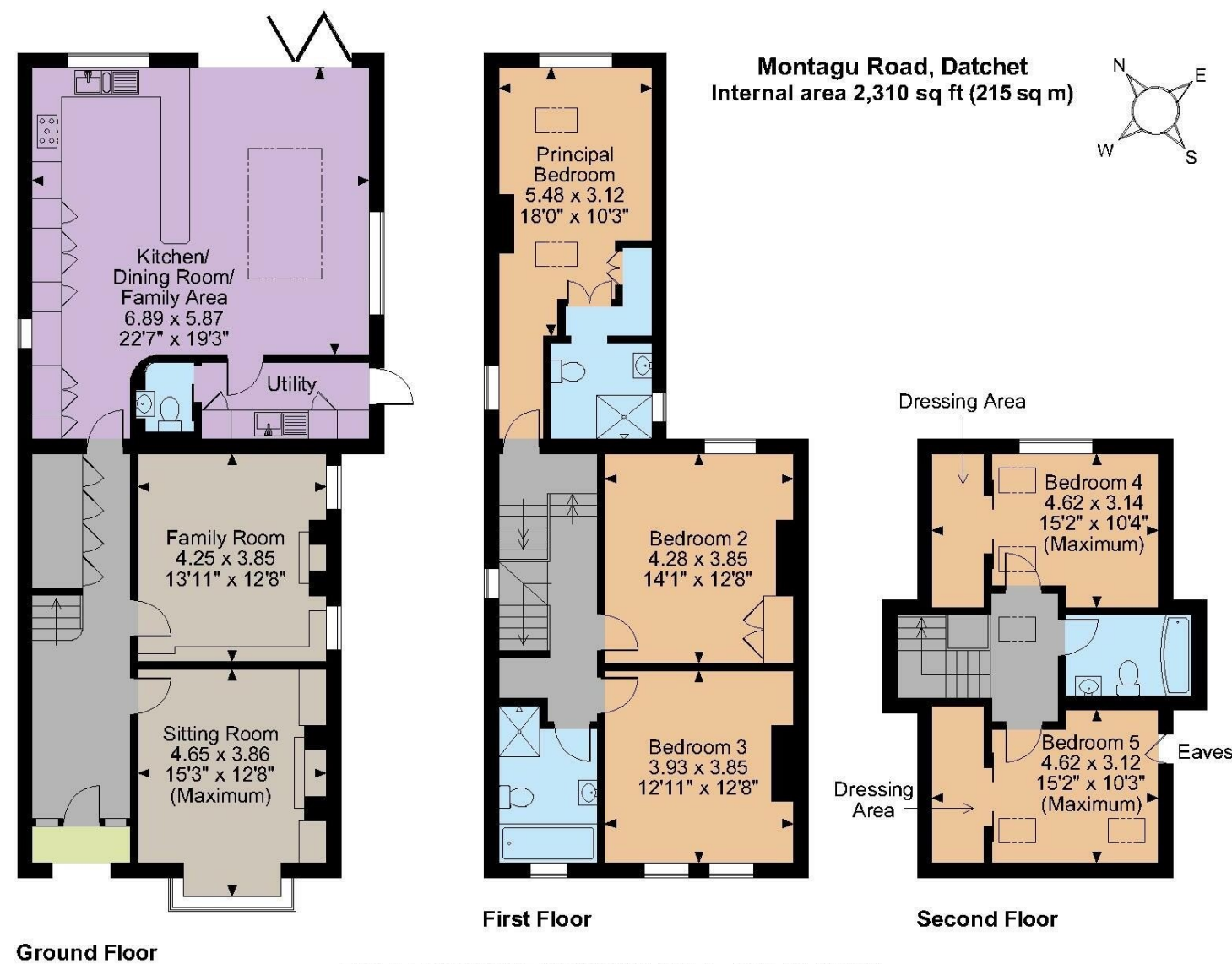
Council Tax

Band D

Floor Plan

Montagu Road, Datchet
Internal area 2,310 sq ft (215 sq m)





Ground Floor

- Kitchen/ Dining Room/ Family Area: 6.89 x 5.87 (22'7" x 19'3")
- Utility
- Family Room: 4.25 x 3.85 (13'11" x 12'8")
- Sitting Room: 4.65 x 3.86 (15'3" x 12'8") (Maximum)

First Floor

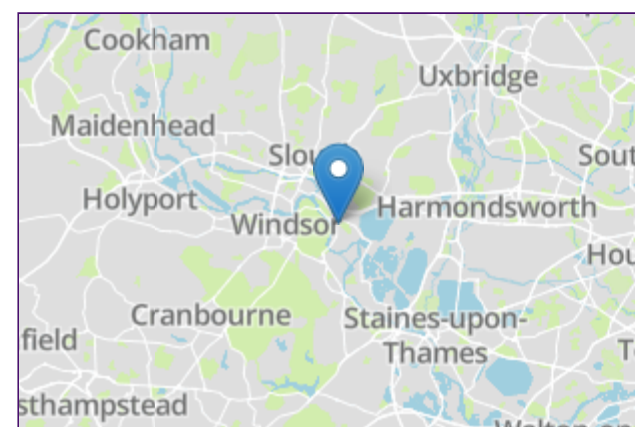
- Principal Bedroom: 5.48 x 3.12 (18'0" x 10'3")
- Bedroom 2: 4.28 x 3.85 (14'1" x 12'8")
- Bedroom 3: 3.93 x 3.85 (12'11" x 12'8")

Second Floor

- Bedroom 4: 4.62 x 3.14 (15'2" x 10'4") (Maximum)
- Bedroom 5: 4.62 x 3.12 (15'2" x 10'3") (Maximum)
- Dressing Area
- Eaves

FOR ILLUSTRATIVE PURPOSES ONLY - 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			