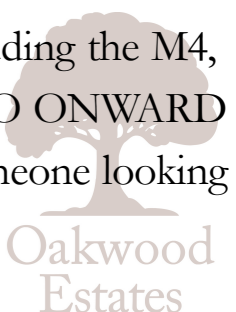


This two double-bedroom first floor maisonette is ideally located in the heart of Datchet close to all the local amenities it has to offer, including shops, schools and excellent transport links (Waterloo Line). The property provides a spacious and convenient living space, boasting a bright 15ft living room and a 12ft Kitchen fitted with generous countertop space as well as access to rear garden space. It comes to market offering two large double bedrooms and ample storage space throughout, as well as a sleek bathroom with separate WC . Externally there is rear garden space and a single assigned garage on the premises. It is ideally located for easy access to shops, cafes and other local village amenities, as well as excellent transportation links, with the property being a short walk from Datchet train station which provides direct links to London Waterloo and Windsor, as well as major road networks including the M4, M25 and Heathrow Airport. This property comes to the market with NO ONWARD CHAIN and would make an ideal purchase for a first time buyer or someone looking for an investment.



Property Information

-  2 DOUBLE BEDROOMS
-  REAR GARDEN
-  COUNCIL TAX BAND - D
-  IDEAL INVESTMENT
-  FIRST FLOOR MAISONNETTE
-  GARAGE
-  SHORT WALK TO DATCHET STATION (WATERLOO LINE)
-  NO ONWARD CHAIN

					
x2	x1	x1	0	Y	Y
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.

Schools

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

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

Castleview Primary School
1.1 miles away State school

St George's School
1.1 miles away Independent school

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

Long Close School
1.2 miles away Independent school

Upton Court Grammar School
1.3 miles away Grammar school

Eton College
1.3 miles away Independent school

Transport Links

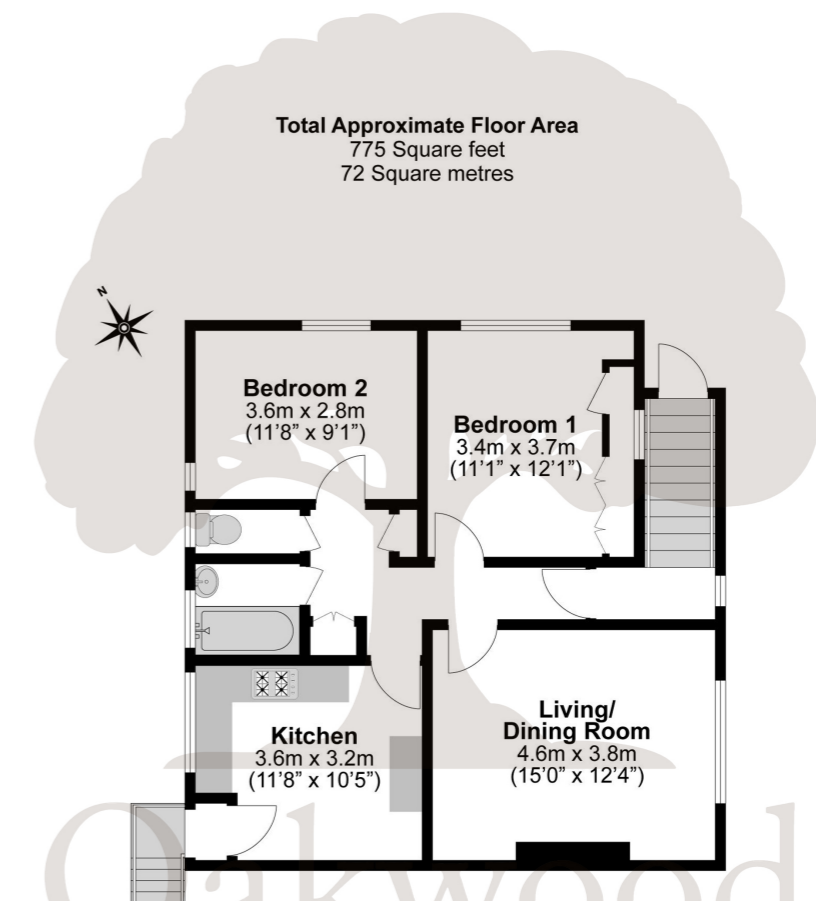
Nearest stations:

Datchet (0.1 miles)
Windsor & Eton Riverside (1.1 miles)
Windsor & Eton Central (1.3 miles)

Council Tax

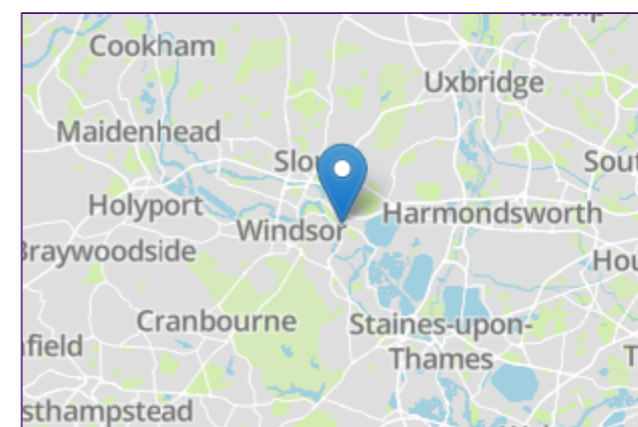
Band D

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			