

This one bedroom starter home is offered to the market as superbly presented and is quietly nestled away in the corner of a highly demanded cul-de-sac in Datchet. The ground floor includes a 13ft lounge/diner and a refitted 10ft kitchen. On the first floor there is a double-sized bedroom and a refitted bathroom. The property has the advantage of plenty of storage. Externally there are well-kept front and side gardens and nearby parking available in addition to a 17ft garage. This property is located well for access to the M4/M25, Heathrow Airport and Datchet Train Station (Waterloo Line) and would make for an excellent first time purchase or investment.




# Property Information


# Floor Plan

-  PEACEFUL CUL-DE-SAC
-  10FT FITTED KITCHEN
-  FRONT AND SIDE GARDENS
-  NEARBY M4/M25/HEATHROW
-  13FT LOUNGE/DINER
-  REFITTED BATHROOM
-  PARKING & GARDEN
-  GREAT FIRST TIME BUY OR INVESTMENT PURCHASE

					
x1	x1	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Total Approximate Floor Area**  
624 Square feet  
58 Square metres



**Living /Dining Room**  
11'5" x 12'8"  
(3.5m x 3.9m)

**Bedroom**  
10'8" x 12'8"  
(3.3m x 3.9m)

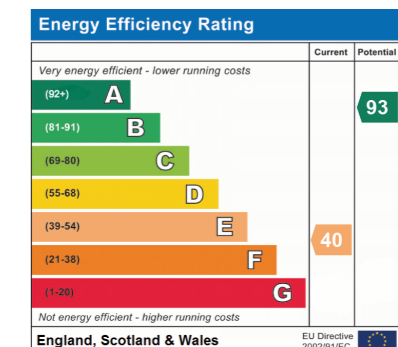
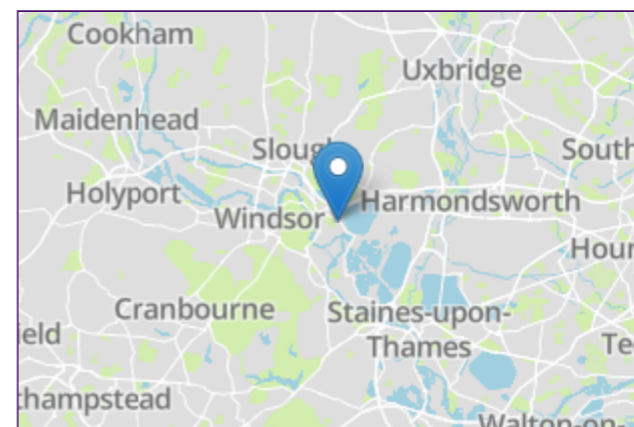
**Garage**  
8'2" x 17'7"  
(2.5m x 5.4m)

**Kitchen**  
5'9" x 8'9"  
(1.8m x 2.7m)

**Bathroom**  
6'2" x 6'6"  
(1.9m x 2m)

**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.



## External

The garden is mainly laid to lawn with patio area ideal for dining and enclosed with timber framed fencing.

## Transport Links

Nearest stations:

- Datchet (0.6 miles)
- Sunnymeads (0.7 miles)
- Windsor & Eton Riverside (1.7 miles)

The M4 (J5) which is about a mile away, provides access to Heathrow, London, the West Country and the M25.

## 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

- The Langley Academy  
1.7 miles away State school

- Long Close School  
1.7 miles away Independent school

- Upton Court Grammar School  
1.8 miles away Grammar school

**Council Tax**  
Band C