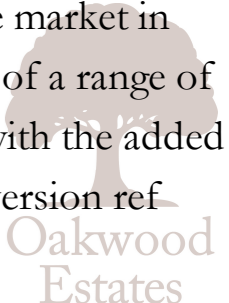







This extended four double bedroom detached family home is centrally located within a short walk of Datchet Green/Train Station (Waterloo Line) and is offered to the market as superbly presented. The 1930s property has benefited from a double-storey extension and has been fully renovated to a high specification. The ground floor features a 20ft bay fronted family room, a stunning 24ft quartz fitted kitchen/dining/living room with underfloor heating, skylights and bi-fold doors onto the garden, a utility room, a downstairs cloakroom and a welcoming entrance hall. To the first floor there are four well-proportioned bedrooms and a refitted four piece family bathroom with the master bedroom benefiting from an ensuite shower room. Externally the rear garden has been magnificently landscaped and incorporates a large storage shed whilst to the front there is a driveway with parking for three cars. This property comes onto the market in immaculate order and is conveniently positioned within walking distance of a range of schools and amenities making it an excellent family purchase and comes with the added benefit of planning permission which has been granted for a loft conversion ref number: 22/00344/FULL



## Property Information

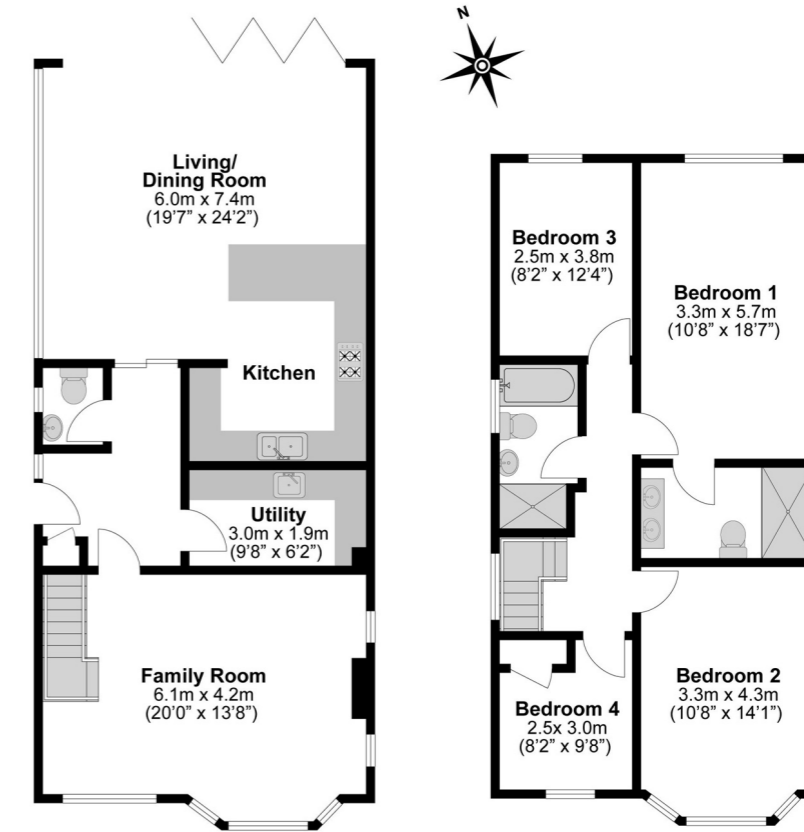
-  EXTENDED FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE
-  SUPERBLY PRESENTED
-  24FT QUARTZ FITTED KITCHEN/DINER WITH UNDERFLOOR HEATING
-  UTILITY ROOM
-  LANDSCAPED GARDEN
-  PLANNING PERMISSION APPROVED FOR A LOFT CONVERSION

-  CENTRAL VILLAGE LOCATION NEARBY TO STATION (WATERLOO LINE)
-  20FT FAMILY ROOM
-  1 BATHROOM/1 ENSUITE
-  DOWNSTAIRS CLOAKROOM
-  PARKING FOR 3 CARS

					
x4	x2	x2	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

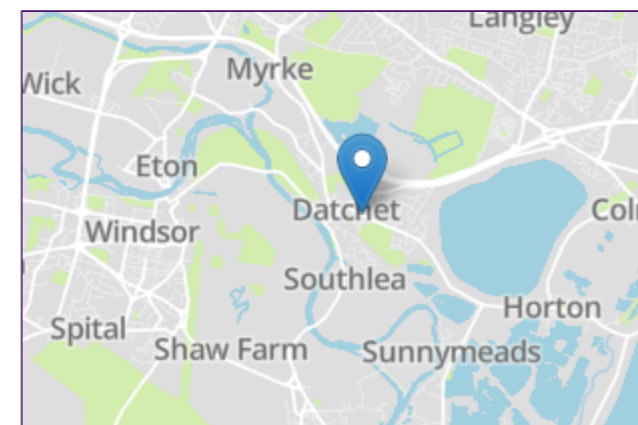


**Total Approximate Floor Area**  
1819 Square feet  
169 Square metres



**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 rear garden has been magnificently landscaped and incorporates a large storage shed whilst to the front there is a driveway with parking for three cars.

### Transport Links

Nearest stations:

- Datchet (0.1 miles)
- Windsor & Eton Riverside (1.2 miles)
- Windsor & Eton Central (1.3 miles)

Datchet train station is a 2 minute walk and provides 40 minute links to London Waterloo.

### Location

This property is situated within the heart of 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  
0.1 miles away State school

Eton End School Trust (Datchet) Limited

0.5 miles away Independent school

St George's School  
1.1 miles away Independent school

Castleview Primary School  
1.1 miles away State school

Long Close School  
1.2 miles away Grammar school

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

Ditton Park Academy  
1 mile away State school

St George's School  
1.1 miles away Independent school

Long Close School  
1.2 miles away Grammar school

Upton Court Grammar School  
1.4 miles away Grammar school

**Council Tax**  
Band E