



A well-presented four bedroom semi-detached family home located just a short walk from Datchet Village and Train station (Waterloo Line) offering versatile and spacious accommodation. The ground floor features an open-plan living and dining space, fitted kitchen and spacious conservatory. To the first floor there are three bedrooms, two of which benefitting from built in wardrobes, as well as a three-piece bathroom. To the second floor there is a 13ft bedroom with fitted wardrobes and a three-piece en-suite. Externally, there is a driveway with parking for ample cars and a rear garden mainly laid to lawn.





# Property Information

# Floor Plan

-  **FOUR BEDROOM SEMI-DETACHED FAMILY HOME**
-  **14FT GARAGE**
-  **DRIVEWAY FOR AMPLE PARKING**
-  **COUNCIL TAX BAND - D**
-  **23FT LIVING/DINING ROOM**
-  **12FT CONSERVATORY**
-  **WALKING DISTANCE TO DATCHET STATION (WATERLOO LINE)**
-  **EPC - D**

					
<b>x4</b>	<b>x2</b>	<b>x2</b>	<b>x2</b>	<b>Y</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

London Road, Datchet 152  
 Approximate Area = 108.74 sq m / 1170.46 sq ft (Excluding Garage)  
 Garage Area = 11.55 sq m / 124.32 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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 is mainly laid to lawn. To the front there is a driveway with parking for ample cars as well as a 14ft garage.

## Location

With a traditional village green, shops for day to day needs, pubs and restaurants, Datchet provides many conveniences whilst 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 both from Windsor, in addition to the Waterloo line from Datchet. Datchet has excellent road communications with access to the M4 from junction 5 which leads to both the M25 and the M3.

Sporting and leisure facilities in the area are varied with horse racing at both Windsor and Ascot; polo and horse riding in Windsor Great Park; golf at Datchet, Sunningdale and Wentworth; tennis at Windsor and Maidenhead; rowing and boating on some stretches of the River Thames.

## Transport Links

Nearest stations:  
 Datchet (0.6 miles)  
 Sunnymeads (1.1 miles)  
 Windsor & Eton Riverside (1.7 miles)

The M4/M25 motorway networks are no more than a 5 minute commute.

## Schools

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

0.8 miles away State school

Holy Family Catholic Primary School  
 1 mile away State school

Ryvers School  
 1.2 miles away State school

Foxborough Primary School  
 1.3 miles away State school

Secondary Schools:  
 Ditton Park Academy  
 0.9 miles away State school

Langley Grammar School  
 1.1 miles away Grammar school

The Langley Academy  
 1.4 miles away State school

Upton Court Grammar School  
 1.4 miles away Grammar school

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

## Council Tax

Band D

