



This two bedroom bungalow is offered to the market as well presented and is quietly nestled away in the corner of a highly demanded cul-de-sac in Datchet. The layout includes a 18ft lounge/diner and a fitted kitchen, a double-sized bedroom, a further bedroom with sliding doors on to a conservatory and a refitted bathroom. Externally there are well-kept front and rear 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.

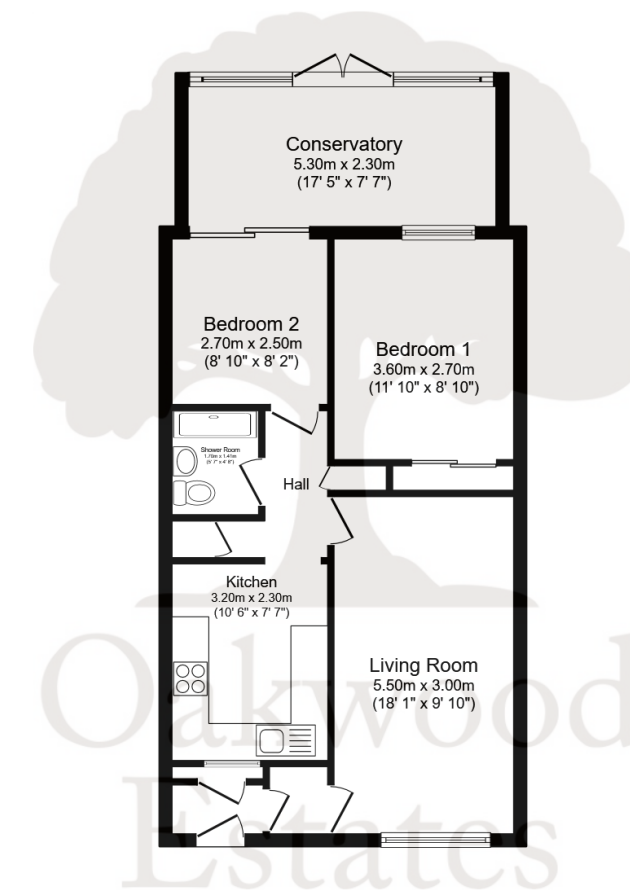


## Property Information

-  TWO BEDROOMS
-  PEACEFUL CUL-DE-SAC
-  GARAGE IN A BLOCK
-  GREAT FIRST TIME BUY OR INVESTMENT PURCHASE
-  EPC - D
-  10FT KITCHEN
-  FRONT AND REAR GARDEN
-  CLOSE TO MOTORWAY LINKS
-  COUNCIL TAX BAND - D
-  CONSERVATORY

					
x2	x1	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**TOTAL: 66.6 m<sup>2</sup> (716 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



### 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

### Transport Links

Nearest stations:

Datchet (0.6 miles)

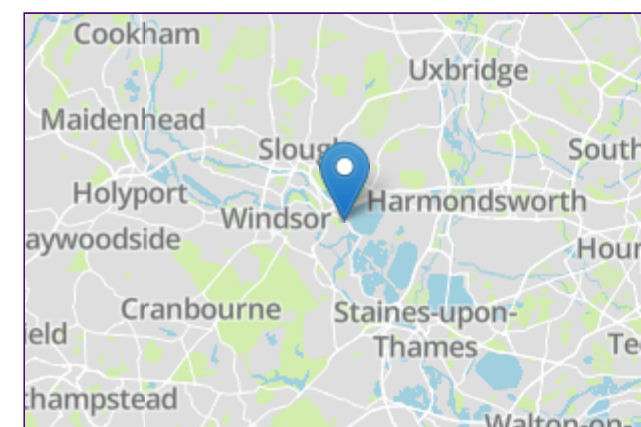
Sunnymeads (0.7 miles)

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.

### Council Tax

Band D



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<b>England, Scotland &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	