

Situated within a popular residential development in Datchet Village, this attractive three bedroom semi-detached home offers well-balanced accommodation extending to approximately 1,033 sq ft.

The ground floor features a spacious 18ft living/dining room, providing an excellent open entertaining space, with double doors leading into a bright conservatory overlooking the garden. The fitted kitchen enjoys a pleasant front aspect and offers ample storage and worktop space.

To the first floor there are three bedrooms, including a generous principal bedroom with fitted wardrobes, a further double bedroom and a comfortable single bedroom, all served by a contemporary three-piece family bathroom.

Externally, the rear garden is well enclosed with patio and lawned areas, ideal for outdoor dining and family use. A garage is located within a nearby block.

Conveniently positioned for local amenities, schooling and transport links, this property represents an excellent opportunity for first-time buyers, downsizers or investors alike.



# Property Information

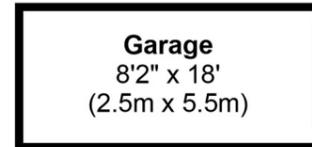
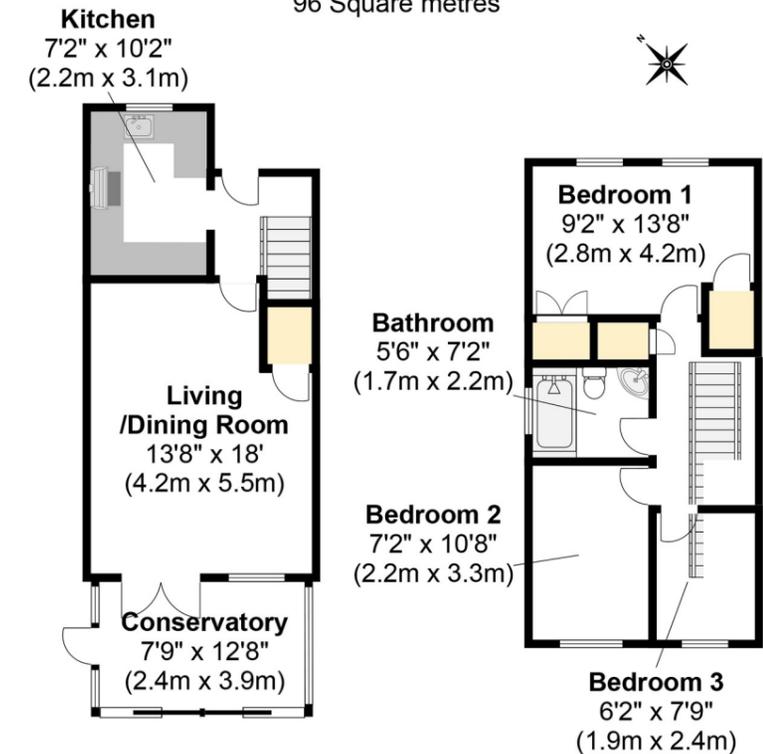
# Floor Plan

-  **THREE BEDROOM SEMI DETACHED HOUSE**
-  **POPULAR RESIDENTIAL LOCATION**
-  **ACCOMMODATION IN EXCESS OF 1,000 SQ FT.**
-  **18 FT LIVING / DINING ROOM**
-  **FITTED KITCHEN WITH FRONT ASPECT**
-  **CONSERVATORY**
-  **EPC - C**
-  **GARAGE**
-  **CLOSE TO LOCAL AMENITIES**

					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>0</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>



**Total Approximate Floor Area**  
1033 Square feet  
96 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 is well enclosed with patio and lawned areas, providing an ideal outdoor space for families and entertaining. A garage is located within a nearby block.

## Location

Cobb Close is situated within the village of Datchet, offering convenient access to a range of local shops, cafés and everyday amenities. Datchet benefits from both primary and secondary schooling within the area. Further facilities may be found in nearby Windsor and Slough, together with a wider choice of shopping and leisure options. The area also offers access to open green spaces and the River Thames, as well as rail connections from Datchet station.

## Transport Links

Nearest stations:

- Datchet (0.6 miles)
- Sunnymeads (0.7 miles)
- Windsor & Eton Riverside (1.8 miles)

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

## 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

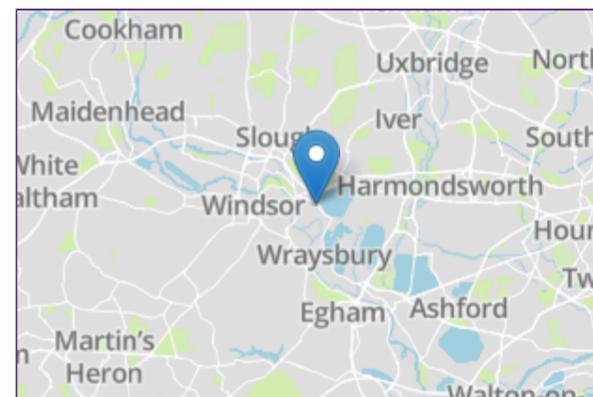
Secondary Schools:  
Churchmead Church of England (VA) School  
0.8 miles away State school

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			