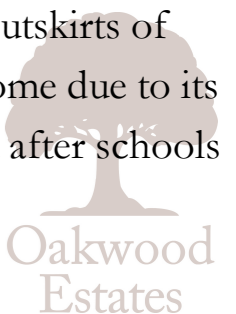


This three double bedroom detached chalet bungalow is situated on a sought-after road and offers flexible and spacious living accommodation stretching to just over 1500 sq ft. The ground floor features an open plan kitchen/diner with breakfast bar measuring 22ft with patio doors onto the rear garden, a 21ft living room with double bay windows and a fireplace, a very spacious family bathroom, a utility room, and a double bedroom with plenty of space for wardrobes. To the first floor the principle bedroom measures 16ft and has plenty of cupboard space whilst the second bedroom is also a double with eaves storage. Externally the large rear garden is well enclosed and mainly laid to lawn and incorporates a patio area ideal for summer dining. To the front there is a lawn which can be used as off street parking for a car along with a separate driveway with further parking for two cars and a garage. Situated on a large plot and on the outskirts of Datchet Village (Waterloo Line) this property makes for an ideal family home due to its spacious and flexible living space and convenient location close to sought after schools and local amenities.

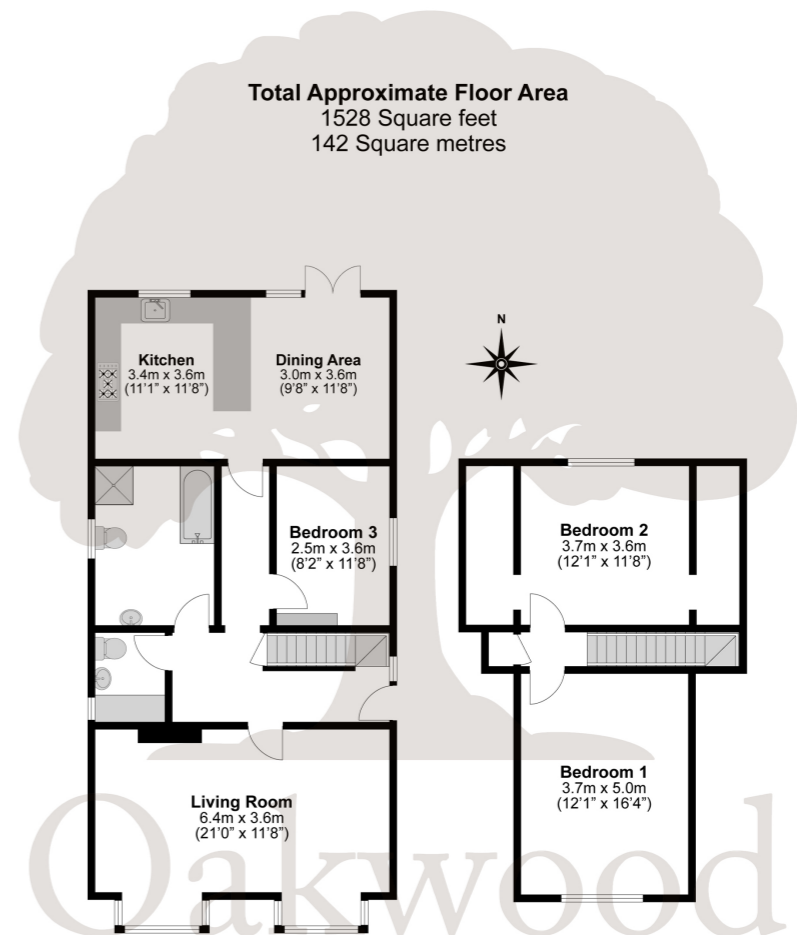


Property Information

-  THREE DOUBLE BEDROOM DETACHED CHALET
-  KITCHEN/DINER
-  16 FT. MAIN BEDROOM
-  LARGE GARDEN
-  EPC - E
-  21FT LIVING ROOM
-  UTILITY ROOM
-  OFF ROAD PARKING
-  COUNCIL TAX - E
-  GARAGE

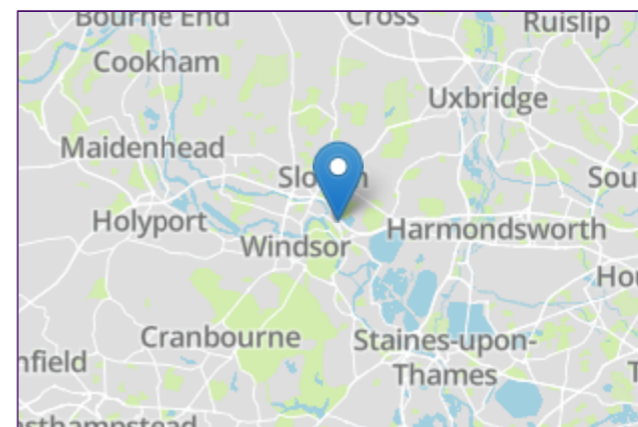
					
x3	x2	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Total Approximate Floor Area
1528 Square feet
142 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

External

The large garden is mainly laid to lawn and incorporates a patio area ideal for summer dining. To the front there is a front lawn which can be used for off street parking for a car. A further driveway for parking with two cars and garage.

Transport Links

Nearest stations:

- Datchet (0.7 miles)
- Windsor & Eton Riverside (1.0 miles)
- Windsor & Eton Central (1.2 miles)

Schools

Primary Schools:
Eton End School Trust (Datchet) Limited
0.1 miles away Independent school

Datchet St Mary's CofE Primary School
0.6 miles away State school

Long Close School
0.7 miles away Independent school

St George's School

1 mile away Independent school

St Mary's Church of England Primary School
1 mile away State school

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

Long Close School
0.7 miles away Independent school

Upton Court Grammar School
1 mile away Grammar school

Eton College
1 mile away Independent school

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

Council Tax

Band E