



This newly renovated and immaculately presented four double bedroom detached family home is perfectly positioned on a wide and generous plot and just a short walk from Eton End School and Datchet Green and Train Station (Waterloo Line). The ground floor features three reception rooms with the inclusion of a 23ft living room with two sets of French doors onto the 21ft conservatory, and an 18ft dining room.

There is also a 15ft fitted kitchen, a 17ft office/playroom and a downstairs cloakroom. To the first floor there are four double-sized bedrooms all with fitted wardrobes, a three piece family bathroom with the master bedroom benefiting from an ensuite shower room. Externally the mature and well enclosed rear garden wraps around the property whilst there is off street parking for up to three cars in addition to an 18ft garage. This property would make for an ideal family purchase due to its quiet location and spacious living accommodation and has been subject to extensive refurbishment. Additionally, there is no onward chain allowing the possibility for a quick sale.

# Property Information

-  3 RECEPTION ROOMS
-  GARAGE AND DRIVEWAY
-  23FT LIVING ROOM
-  MAIN BEDROOM WITH ENSUITE
-  EPC - C

-  DETACHED 4 BED HOUSE
-  NEWLY REFURBISHED AND RENOVATED
-  21FT CONSERVATORY
-  COUNCIL TAX G
-  NO CHAIN

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

## External

The mature and well enclosed rear garden is mainly laid to lawn with a large patio area to the front and side and tall trees providing excellent privacy. To the front there is off street parking for up to two cars in addition to an 18ft garage.

## Schools

Primary Schools:

Eton End School Trust (Datchet) Limited  
0.3 miles away Independent school

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

St George's School  
0.9 miles away Independent school

Long Close School  
1.1 miles away Independent school

Eton Porny CofE First School  
1.1 miles away State school

Secondary Schools:

Churchmead Church of England (VA) School  
0.2 miles away State school

Long Close School  
1.1 miles away Independent school

Eton College  
1.1 miles away Independent school

Upton Court Grammar School  
1.3 miles away Grammar school

Brigidine School Limited  
1.4 miles away Independent school

## Transport Links

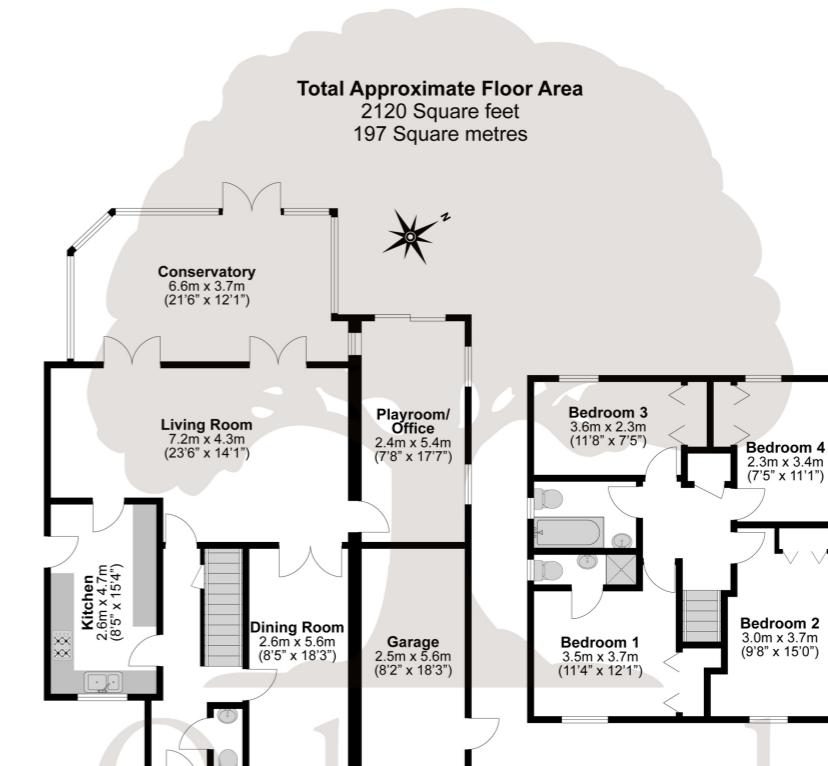
Nearest stations:

Datchet (0.3 miles)  
Windsor & Eton Riverside (1.0 miles)  
Windsor & Eton Central (1.2 miles)

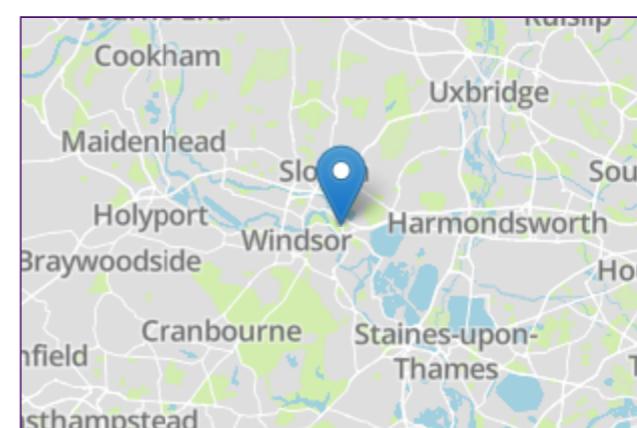
## Council Tax

Band G

## Floor Plan



Illustrations are for identification purposes only,  
measurements are approximate, not to scale.



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