



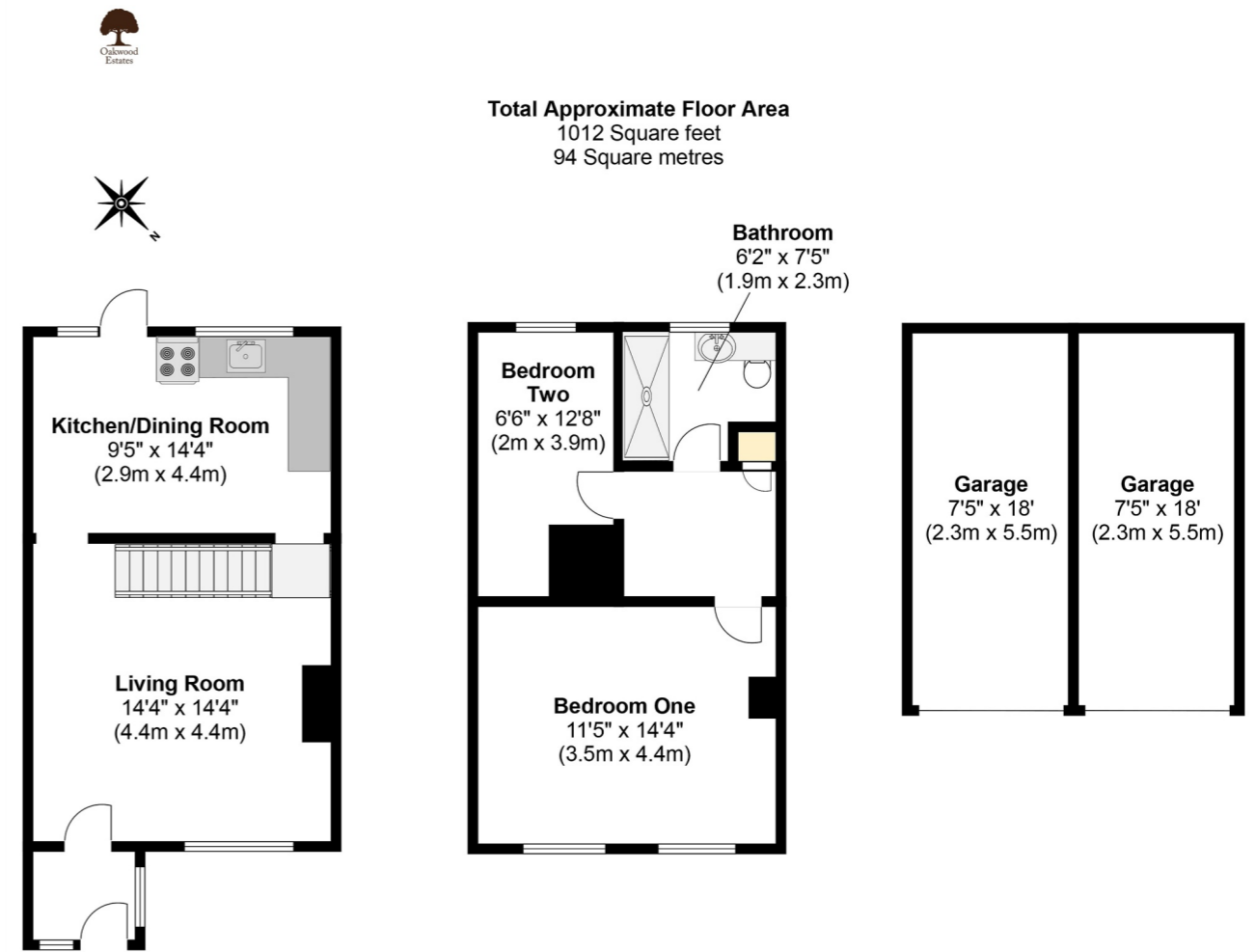
This two bedroom terraced house is located on a quiet cul-de-sac road within a short walk of Datchet Village and Train Station (Waterloo Line) and is offered to the market in immaculate condition. The ground floor features a 14ft living room and a 14ft kitchen/diner. To the first floor there are two bedrooms and a shower room (potential to convert back to bath if required). There is also the added bonus of a boarded loft with the potential to extend into (STPP). Externally there are private front and rear gardens in addition to two garages and parking. This house comes onto the market with no chain allowing the possibility of a quick sale.

Property Information

-  QUIET CUL-DE-SAC
-  14FT LIVING ROOM
-  BOARDED LOFT WITH POTENTIAL TO EXTEND (STP)
-  FRONT AND REAR GARDENS
-  TWO BEDROOM TERRACE HOUSE
-  SHORT WALK TO TRAIN STATION (WATERLOO LINE)
-  14FT KITCHEN/DINER
-  2 X GARAGES
-  NO CHAIN

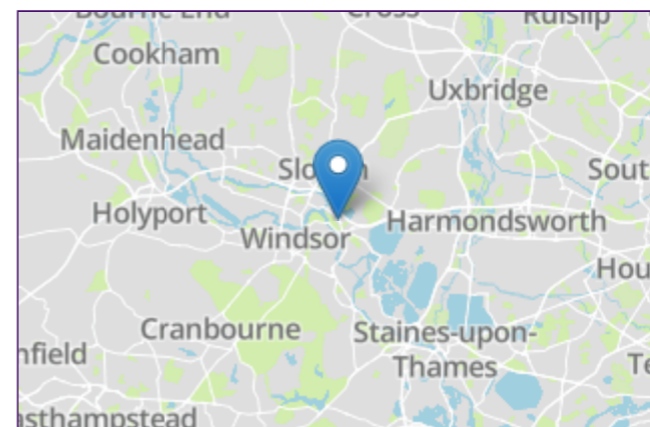
					
x2	x1	x1	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Illustrations are for identification purposes only, measurements 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			
A	(92+)		
B	(81-91)		87
C	(69-80)		
D	(55-68)	66	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			

External

There are private front and rear gardens in addition to two garages and parking.

Adaptions

We understand there is the potential to extend into the loft (boarded) subject to planning permission.

Transport Links

Nearest stations:
 Datchet (0.5 mi)
 Windsor & Eton Riverside (1.0 mi)
 Windsor & Eton Central (1.2 mi)
 The M4 (J5) which is about a mile away, provides access to Heathrow, London, the West Country and the M25.

Location

Greenleaf Court 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:
 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
 0.8 miles away Independent school

St George's School
 0.9 miles away Independent school

Eton Porny CofE First School
 1 mile away State school

SECONDARY SCHOOLS:
 Churchmead Church of England (VA) School
 0.4 miles away State school

Ditton Park Academy
 0.8 miles away State school

Long Close School
 0.8 miles away Independent school

St George's School
 0.9 miles away Independent school

Council Tax
 Band D