



This beautifully presented three double bedroom modern town house is situated in the heart of the charming village of Datchet and within a short walk from a variety of shops, schools and transport links (Waterloo Line).

The property is offered to the market in immaculate condition with the ground floor featuring an 18ft kitchen/diner with granite surfaces and integrated white goods in addition to an 18ft living room with wood flooring. There is also a cloakroom and spacious entrance hall on this floor.

On the first floor are two double bedrooms and a family bathroom with the luxury of under floor heating.

The second floor hosts the master bedroom and ensuite shower room with under floor heating and there is also plenty of additional space here with the two eaves storage areas plus a sofa/TV area.

Externally the rear garden has been landscaped and the front of house can provide parking for up to two cars. This property is also well situated for Motorway links to M4/M25 and for Heathrow Airport and London and would make for an excellent family purchase.

Property Information

-  THREE DOUBLES BEDROOMS
-  CENTRAL VILLAGE LOCATION
-  2 BATHROOMS
-  DRIVEWAY PARKING

-  IMMACULATE PRESENTED THROUGHOUT
-  18FT KITCHEN/DINER WITH INTEGRATED APPLIANCES
-  18FT LIVING ROOM WITH PATIO DOORS

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

Location

This property is situated within the heart of 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.

Transport Links

Nearest stations:

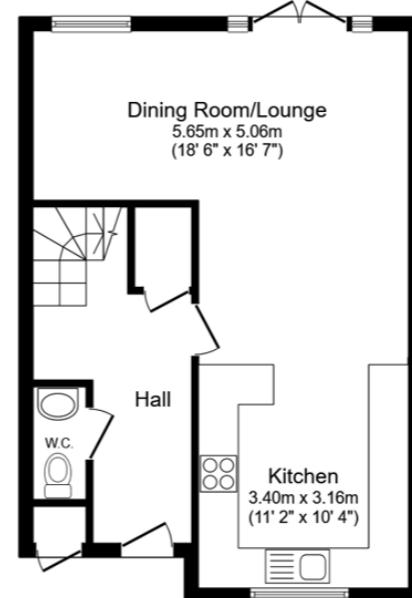
Datchet (0.1 miles)
Windsor & Eton Riverside (1.2 miles)
Windsor & Eton Central (1.3 miles)

Datchet train station is a 2 minute walk and provides 40 minute links to London Waterloo.

Schools

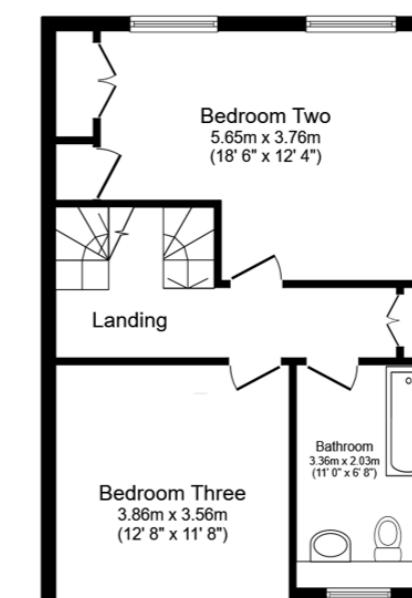
Primary Schools: Eton End School Trust (Datchet) Limited 0.2 miles away Independent school Datchet St Mary's CofE Primary School 0.9 miles away State school Long Close

Floor Plan



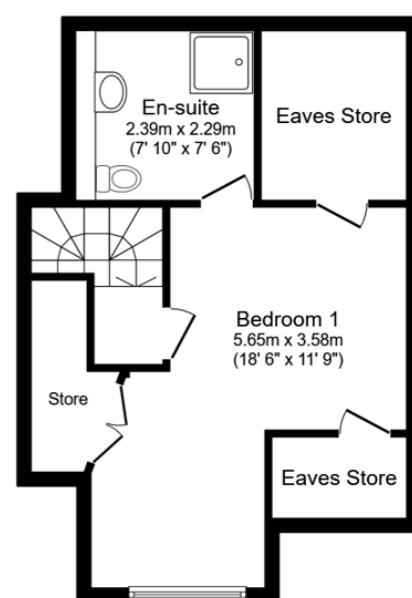
Ground Floor

Floor area 45.7 m² (492 sq.ft.)



First Floor

Floor area 49.1 m² (529 sq.ft.)



Second Floor

Floor area 41.8 m² (450 sq.ft.)

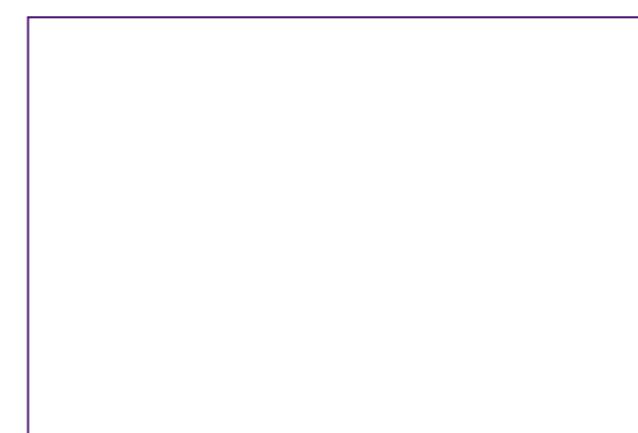
TOTAL: 136.6 m² (1,470 sq.ft.)

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 Govview.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.



Oakwood Estates



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	88
(81-91)	B	77
(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		