

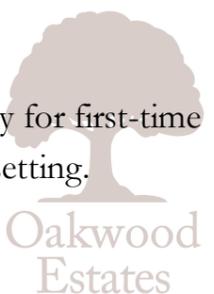


This one-bedroom terraced house is perfectly situated in the popular residential cul-de-sac of Penn Road, Datchet. Offering easy access to local shops, cafés, and village amenities, the property is also just a short walk from Datchet train station, providing direct links to London Waterloo and Windsor. Additionally, major road networks including the M4, M25, and Heathrow Airport are easily accessible, making this an excellent choice for commuters.

Internally, the home features a light and airy open-plan kitchen, living, and dining area with ample countertop space. Upstairs, you'll find a spacious double bedroom and a good sized three-piece bathroom.

Externally, the property benefits from a small front garden, one allocated parking space, and ample on-street parking.

Offered to the market with no onward chain, this property is an ideal opportunity for first-time buyers or investors seeking a well-located home in a sought-after village setting.

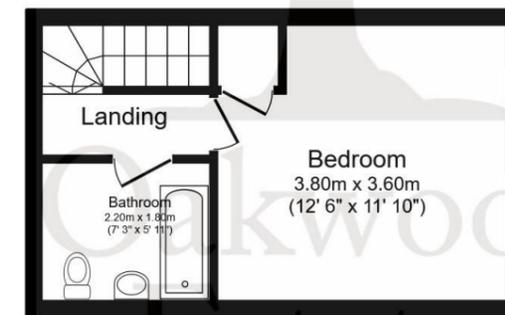


## Property Information

-  LARGE DOUBLE BEDROOM
-  THREE PIECE BATHROOM
-  ONE ALLOCATED PARKING SPACE
-  NO CHAIN INVITING A QUICK SALE
-  OPEN PLAN LIVING/KITCHEN
-  POPULAR CUL-DE-SAC
-  WALKING DISTANCE TO DATCHET STATION (WATERLOO LINE)
-  COUNCIL TAX BAND - C

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

## Floor Plan



Total floor area 46.6 sq.m. (501 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

### Location

Penn Road 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.

### Transport Links

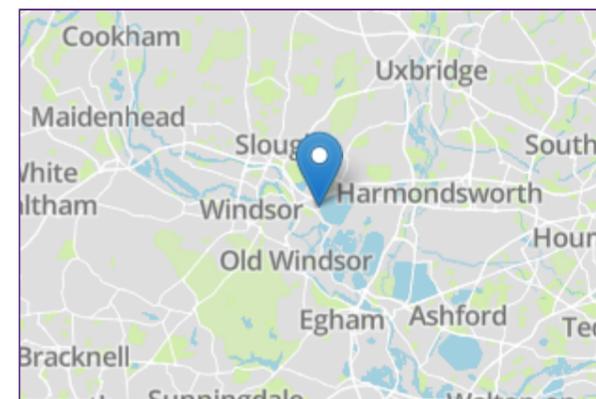
Nearest stations:

- Datchet (0.6 mi)
- Sunnymeads (0.9 mi)
- Windsor & Eton Riverside (1.8 mi)

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

### Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	