




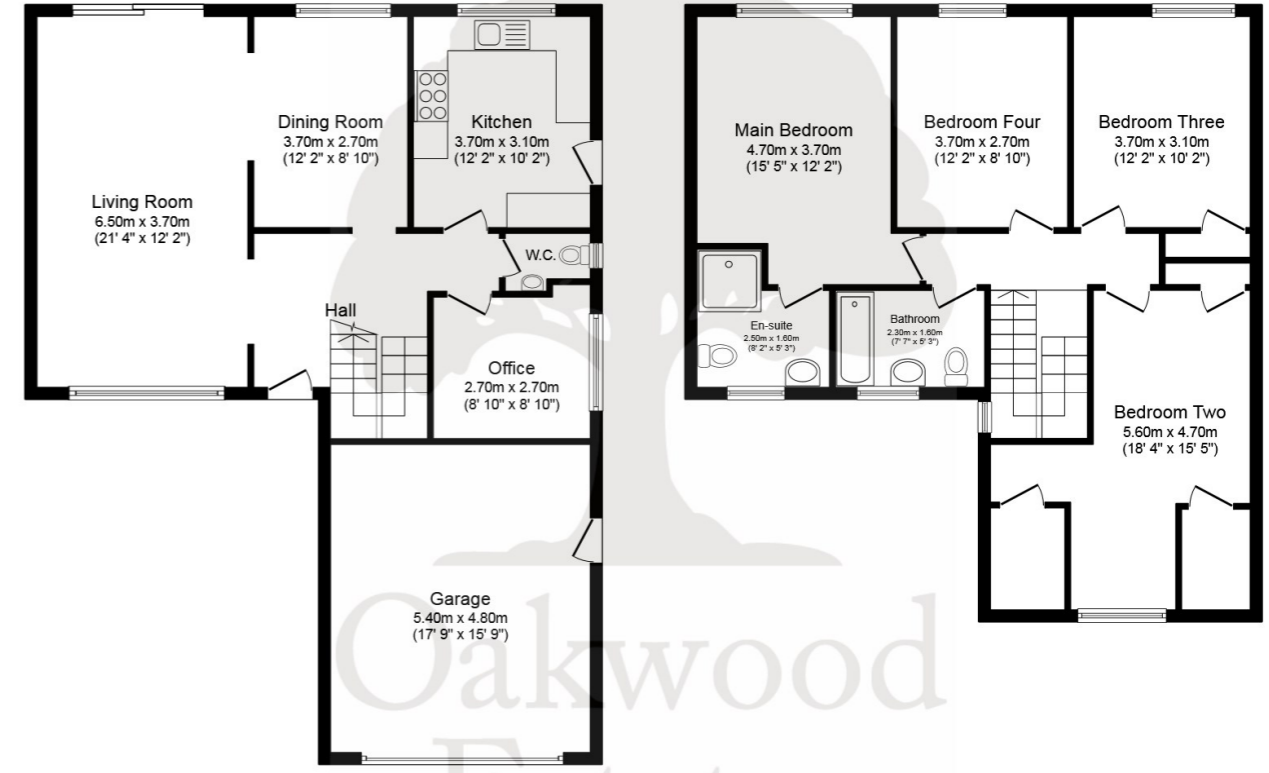
This four double bedroom detached family home situated on a much sought after cul-de-sac and within walking distance of Datchet village centre with its range of shops, schools and transport links (Waterloo Line). The property is spacious throughout and the ground floor features two reception rooms with the inclusion of a 21ft living room and a 12ft dining room. There is also a fitted granite kitchen to the rear of the house, a study/office and a downstairs cloakroom. On the first floor there are four double-sized bedrooms and a refitted family bathroom with the master bedroom also benefiting from a refitted ensuite shower room. Externally the rear garden is large and well enclosed whilst to the front of house there is off street parking for two cars in addition to the 18ft double garage. This property would make for a fantastic family home due to its generous size and convenient location.



Property Information

-  **FOUR DOUBLE BEDROOM DETACHED FAMILY HOME**
-  **LARGE REAR GARAGE**
-  **17FT DOUBLE GARAGE**
-  **COUNCIL TAX BAND - G**
-  **CUL DE SAC LOCATION**
-  **SHORT WALK TO DATCHET GREEN/STATION (WATERLOO LINE)**
-  **MODERN KITCHEN AND BATHROOMS**
-  **EPC - C**

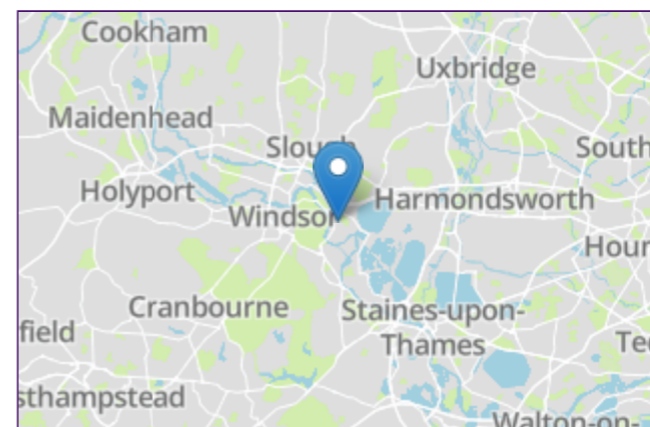
					
x4	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Ground Floor **First Floor**

Total floor area 173.0 sq.m. (1,862 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80
England, Scotland & Wales			
EU Directive 2002/91/EC			

External

Outside
 To the rear the garden is mainly laid to lawn with a patio area and enclosed by hedging. A door to the side leads into the garage. To the front is a driveway providing off street parking for two cars.

Garage
 An 18ft double garage fitted with an electric up and over door. There is a pulldown ladder leading to overhead storage area, light and power.

Council Tax

Band G - £2216

Transport Links

Nearest stations:

- Datchet (0.3 miles)
- Sunnymeads (1.0 miles)
- Windsor & Eton Riverside (1.4 miles)

The M4 (J15) which is about a mile away, provides access to Heathrow London, the West Country and the M25.

Location

Beaulieu Close 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:

- Datchet St Mary's CofE Primary School
0.3 miles away State school
- Eton End School Trust (Datchet) Limited
0.9 miles away Independent school
- St George's School
1.3 miles away Independent school
- The Queen Anne Royal Free CofE Controlled First School
1.3 miles away State school
- Brigidine School Limited
1.4 miles away Independent school
- Secondary Schools:
Churchmead Church of England (VA) School
0.6 miles away State school
- Brigidine School Limited
1.4 miles away Independent school
- Eton College
1.7 miles away Independent school
- Long Close School
1.7 miles away Independent school
- Langley Grammar School
1.8 miles away Grammar school
- Council Tax**
Band G