



A well-presented, turn-key three-bedroom home arranged over two floors, set within a popular residential location and offering a practical and well-balanced layout.

The property is entered via a welcoming entrance hallway, providing space for coats and furniture, access to the staircase, and access to a ground floor WC.

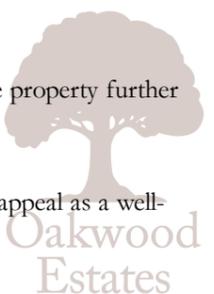
The ground floor features a front-facing fitted kitchen with a breakfast bar, providing useful preparation space, seating, and a comprehensive range of storage and work surfaces. To the rear of the property, the open-plan living/dining room extends to over 18ft in length, offering a bright and well-proportioned space with large glazed doors and windows that allow good natural light and provide direct access to the garden.

To the first floor are three bedrooms, including two generous doubles and a well-proportioned third bedroom, all accessed from a central landing. The accommodation is completed by a family bathroom.

Externally, the property benefits from a private rear garden, providing space for outdoor seating and recreation, the separate outbuilding currently used as a home office.

To the front, the property enjoys off-street parking, providing practical parking and additional storage. The property further benefits from a garage in a nearby block.

The property is conveniently positioned for local shops, schools, and public transport links, reinforcing its appeal as a well-established residential setting.

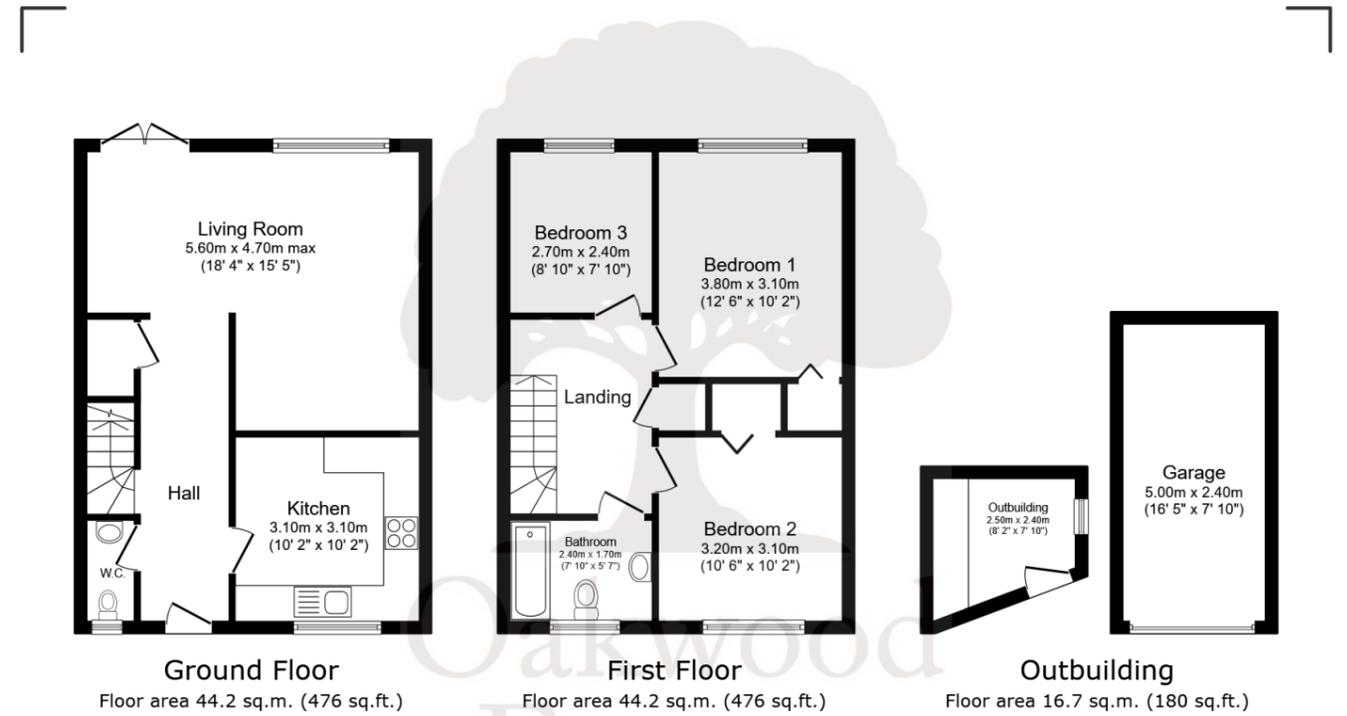


## Property Information

-  TURN-KEY THREE BEDROOM HOME
-  DRIVEWAY PARKING
-  TWO DOUBLE BEDROOMS
-  GROUND FLOOR CLOAK ROOM
-  SOUTH FACING GARDEN
-  POPULAR RESIDENTIAL AREA
-  REAR GATE ACCESS IN THE GARDEN
-  WELL PRESENTED THROUGHOUT
-  OPEN - PLAN LIVING ROOM / DINING AREA
-  MODERN FITTED KITCHEN WITH BREAKFAST BAR
-  HOME OFFICE
-  GARAGE
-  EASY ACCESS TO ROAD AND RAIL LINKS

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

## Floor Plan



Total floor area: 105.2 sq.m. (1,132 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](http://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 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 popular road 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  
0.6 miles away State school

Castleview Primary School  
1.1 miles away State school  
Holy Family Catholic Primary School  
1.2 miles away State school

Foxborough Primary School  
1.4 miles away State school

Secondary Schools:

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

Langley Grammar School  
1.3 miles away Grammar school

The Langley Academy  
1.5 miles away State school

Long Close School  
1.6 miles away Independent school

Upton Court Grammar School  
1.6 miles away Grammar school

### 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.

