



This two/three bedroom first floor period conversion maisonette is situated right in the heart of Datchet village and just a short walk from its Train Station (Waterloo Line) and amenities. The property is offered to the market as well presented and with an abundance of character. The layout measures to approximately 1468 sqft and includes a 20ft lounge/dining area with solid wood flooring, a 17ft modern fitted kitchen, two double-sized bedrooms, a four piece bathroom in addition to an ensuite shower room off the master bedroom, and a study/bedroom three. There are the added advantages of a boarded loft and parking for two cars externally. This property comes onto the market with a 115 year lease.



## Property Information

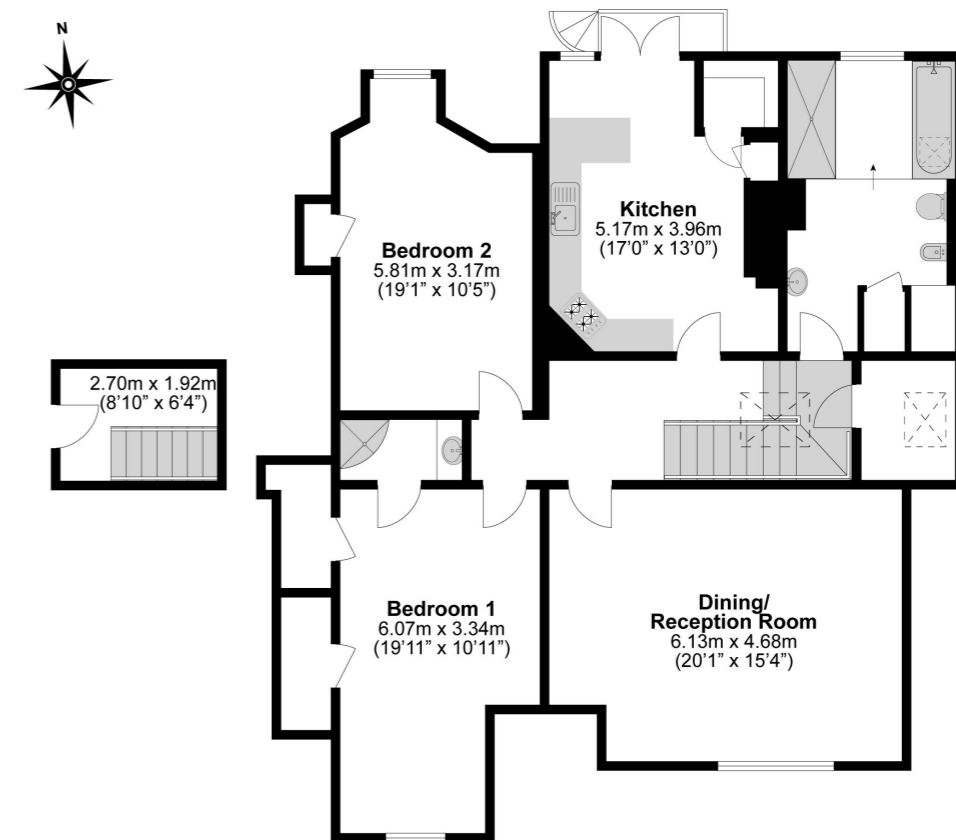
-  TWO/THREE BEDROOM FIRST FLOOR PERIOD CONVERSION MAISONETTE
-  CHARACTER AND CHARM
-  FAMILY & EN-SUITE BATHROOMS
-  EPC C
-  115 YEAR LEASE
-  17FT KITCHEN
-  CENTRAL VILLAGE LOCATION
-  20FT LOUNGE/DINER WITH WOOD FLOORING
-  PARKING FOR 2 CARS
-  COUNCIL TAX BAND - D
-  APPROX. 1468 SQ FT.

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

## Floor Plan



**Total Approximate Floor Area**  
1468 Square feet  
136 Square metres



**Illustrations are for identification purposes only, measurements are approximate, 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.

### Location

With a traditional village green, shops for day to day needs, pubs and restaurants, Datchet provides many conveniences whilst Windsor provides a comprehensive range of shops, the Theatre Royal, the Castle and St. Georges Chapel.

For the commuter there are two train stations serving London Paddington and London Waterloo both from Windsor, in addition to the Waterloo line from Datchet. Datchet has excellent road communications with access to the M4 from junction 5 which leads to both the M25 and the M3.

Sporting and leisure facilities in the area are varied with horse racing at both Windsor and Ascot; polo and horse riding in Windsor Great Park; golf at Datchet, Sunningdale and Wentworth; tennis at Windsor and Maidenhead; rowing and boating on some stretches of the River Thames.

### Lease Information

We understand from the vendor that the property is held on a lease with 115 years with a service charge of £515 per annum and ground rent of £0.

### Transport Links

Nearest stations:

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

### Council Tax

Band D

