









Ideally located on a quiet and sought-after road in the picturesque village of Datchet, this well-presented three-bedroom family home blends both contemporary and traditional living. At the heart of this home is a traditional open-plan kitchen with breakfast area, enhanced by a skylight above and windows and patio doors leading to the generous sized rear garden. To the front of the property, an inviting hall and separate family room, the main open-plan living room leads into the kitchen. The ground floor is complemented by a utility room and cloakroom. To the first floor, two double bedrooms, a good sized single bedroom and three piece family bathroom. This property has undergone a small extension, surrounding properties have been extensively extended due to its generous plot, offering significant potential. (Subject to planning permission).

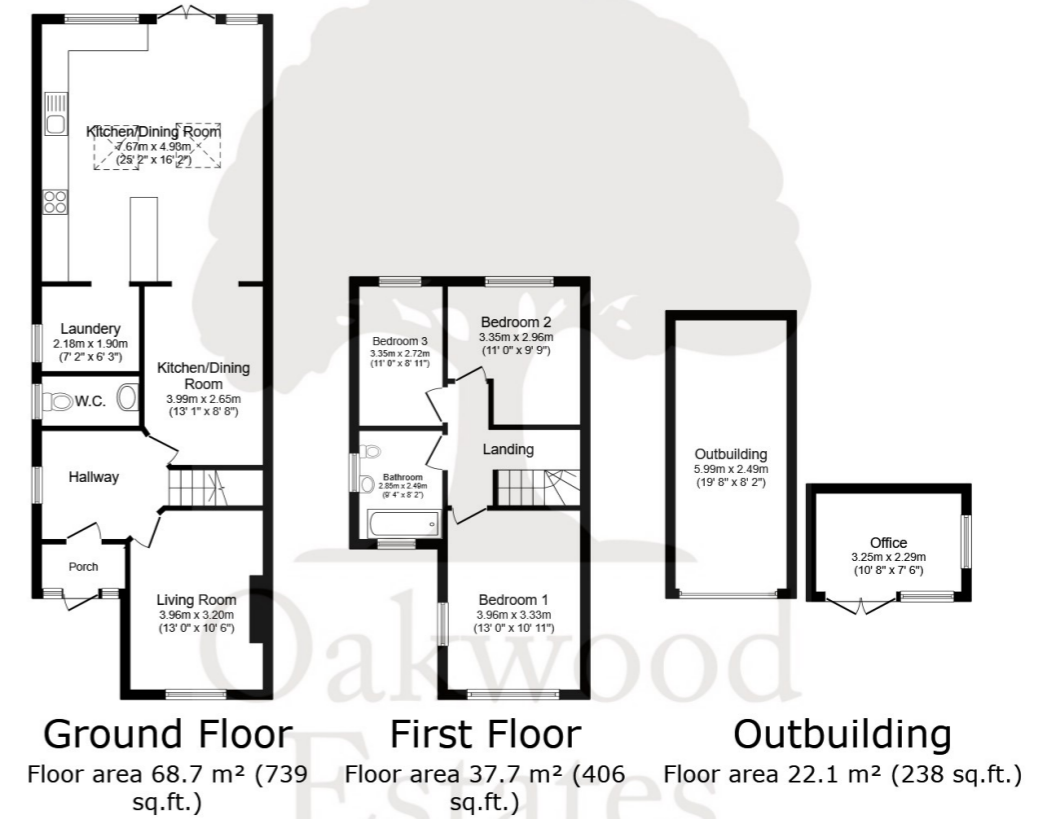


## Property Information

-  THREE BEDROOM SEMI DETACHED FAMILY HOME
-  DRIVEWAY PARKING
-  QUIET AND SOUGHT AFTER LOCATION
-  GARDEN - APPROX 100FT
-  HOME OFFICE
-  TRADITIONAL OPEN PLAN KITCHEN

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

## Floor Plan



TOTAL: 128.5 m<sup>2</sup> (1,383 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 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

The picturesque village of Datchet offers a range of independent shops catering for day-to-day needs and for the commuter, the rail station provides regular services to London. For more extensive amenities, Windsor and Slough are nearby. Datchet is supremely located for the M4 (J5) which is just 2 miles away, and Heathrow Airport which is also within easy reach. Abundant sporting/leisure facilities in the area include a gym and squash courts in Datchet village; athletics at The Thames Valley Athletics Centre in Eton; sailing on the Queen Mother's Reservoir; golf at Datchet, Sunningdale and Wentworth; and horse racing at Windsor and Ascot.

### External

The property is set back from the road, with driveway parking and lawned front garden. The property provides side access to the rear garden of approx. 100ft. Again laid mainly to lawn the enclosed rear garden contains a home office/home gym and an useful garage space for ample storage.

### Transport Links

Train stations

- Datchet (0.2 miles)
- Sunnymeads (1.2 miles)
- Windsor & Eton Riverside (1.5 miles)

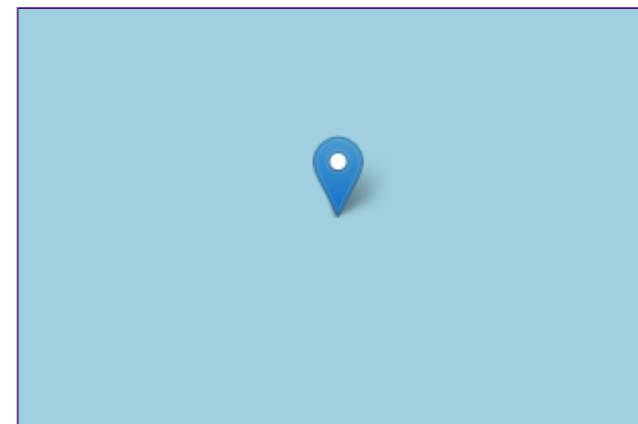
The M4 (J5) is approx. one mile away providing access to Heathrow Airport, London, the West Country and the M25.

### Schools

Datchet is also fortunate to be in close proximity to excellent schools in both the independent and state sectors, including Datchet St. Mary's CofE Primary School, Windsor Boys', Windsor Girls', St. George's and Upton House in Windsor, Eton Porny in Eton, St. George's, Papplewick, Heathfield and St. Mary's in Ascot, and Lambrook in Winkfield Row.

### Council Tax

Band E



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	