



Situated on a popular residential road in Datchet, this well-presented three-bedroom semi-detached home offers spacious accommodation, a generous rear garden and excellent potential for extension, subject to the usual planning permissions.

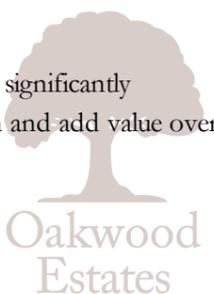
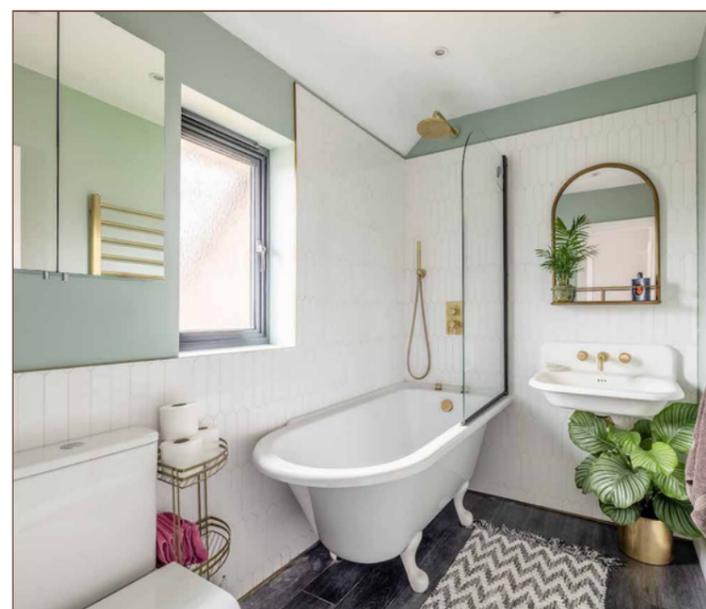
The property is entered via a welcoming hallway which leads to two well-proportioned reception rooms positioned on either side of the house, both extending from the front to the rear of the property. The living room leads through to the conservatory overlooking the rear garden, creating an ideal space for entertaining. The second reception room provides a versatile space, ideal for formal dining or family room.

The kitchen is positioned to the side of the property and benefits from direct access to the rear garden, creating a practical layout for everyday living. The kitchen also connects through to a separate utility room and ground floor cloakroom.

Upstairs, the property offers three well-proportioned bedrooms, all served by a modern family bathroom.

Externally, the home enjoys a generous rear garden, providing excellent outdoor space for families and entertaining. To the front there is ample driveway parking and access to the garage.

Fairfield Avenue is a popular residential road within Datchet, where many neighbouring homes have been significantly extended, meaning this property offers excellent scope for buyers looking to enhance the accommodation and add value over time (subject to the usual planning permissions).

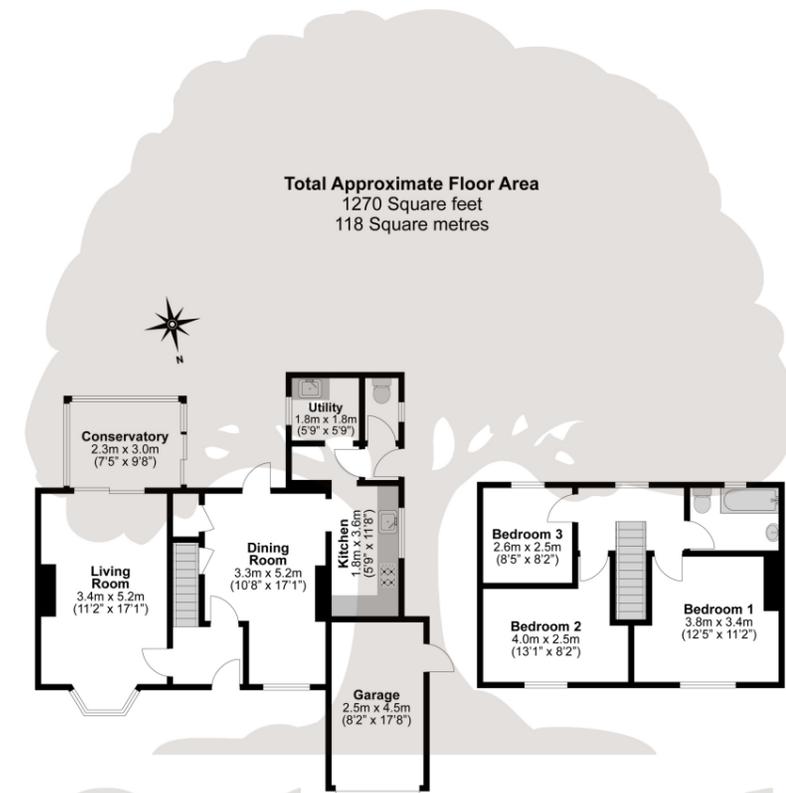


Property Information

-  THREE BEDROOM SEMI DETACHED HOUSE
-  MODERN KITCHEN
-  CONTEMPORARY BATHROOM SUITE
-  GENEROUS SOUTH-FACING GARDEN
-  SCOPE FOR EXTENSION (STTP)
-  TWO RECEPTION ROOMS
-  UTILITY & CLOAKROOM
-  CONSERVATORY
-  AMPLE DRIVEWAY PARKING
-  POPULAR RESIDENTIAL ROAD

					
x3	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

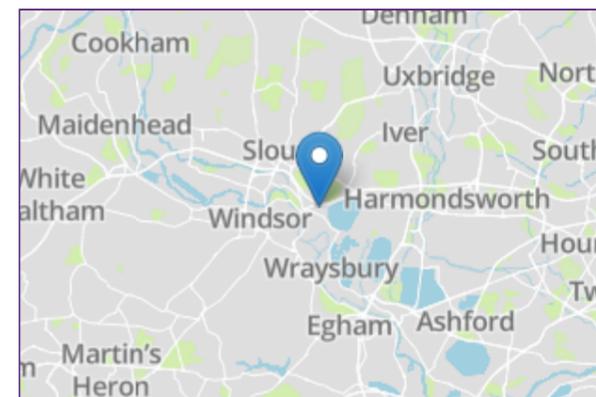
Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

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.



External

Large Driveway with ample parking, side access and a generous rear garden offering scope for an extension (STTP)

Location

Fairfield Avenue is 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
0.4 miles away State school

Eton End School Trust (Datchet) Limited
0.9 miles away Independent school

Castleview Primary School
1 mile away State school

Holy Family Catholic Primary School
1.2 miles away State school

Long Close School
1.4 miles away Independent school

SECONDARY SCHOOLS:
Churchmead Church of England (VA) School
0.5 miles away State school

Langley Grammar School
1.3 miles away Grammar school

Long Close School
1.4 miles away Independent school

Upton Court Grammar School
1.4 miles away Grammar school

The Langley Academy
1.4 miles away State school

Transport Links

Nearest stations:

Datchet (0.5 miles)
Sunnymeads (1.1 miles)
Windsor & Eton Riverside (1.6 miles)

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

Council Tax

Band D