










Ideally located on a premier road in the heart of the village of Datchet, this four bedroom detached family home in excess of 2100sq.ft. offers considerable scope for remodelling and extending (STTP). To the ground floor the property comprises, a dual aspect through lounge in excess of 25 ft. with patio doors to the enclosed rear garden, a 16ft dining room, kitchen, entrance hall, cloakroom, and a 17ft annexe. To the first floor there are three double bedrooms, a single bedroom, bathroom and separate W.C. The rear garden is mainly laid to lawn with a patio area and side access. To the front, a large driveway allowing for ample parking and a double garage. This property is offered to the market with **NO ONWARD CHAIN** and is situated in the catchment area for local grammar schools making it an ideal family home.



Property Information

-  FOUR BEDROOM DETACHED FAMILY HOME
-  SHORT WALK TO DATCHET GREEN/STATION (WATERLOO LINE)
-  EPC - PENDING
-  DOUBLE GARAGE
-  ANNEXE
-  LOCATED ON A HIGHLY SOUGHT-AFTER ROAD
-  COUNCIL TAX - BAND G
-  POTENTIAL TO EXTEND (S.T.P.P)
-  DRIVEWAY PARKING

					
x4	x2	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

External

Front garden, ample driveway parking with side access to rear garden, double garage. Rear garden is laid to lawn with a patio area.

Schools

PRIMARY SCHOOLS:

Datchet St Mary's CofE Primary School
0.1 miles away State school

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

St George's School
1.2 miles away Independent school

Castleview Primary School
1.3 miles away State school

SECONDARY SCHOOLS:

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

Ditton Park Academy

1.2 miles away State school

Long Close School

1.4 miles away Independent school

Transport Links

Nearest stations:

Datchet (0.1 mi)

Windsor & Eton Riverside (1.2 mi)

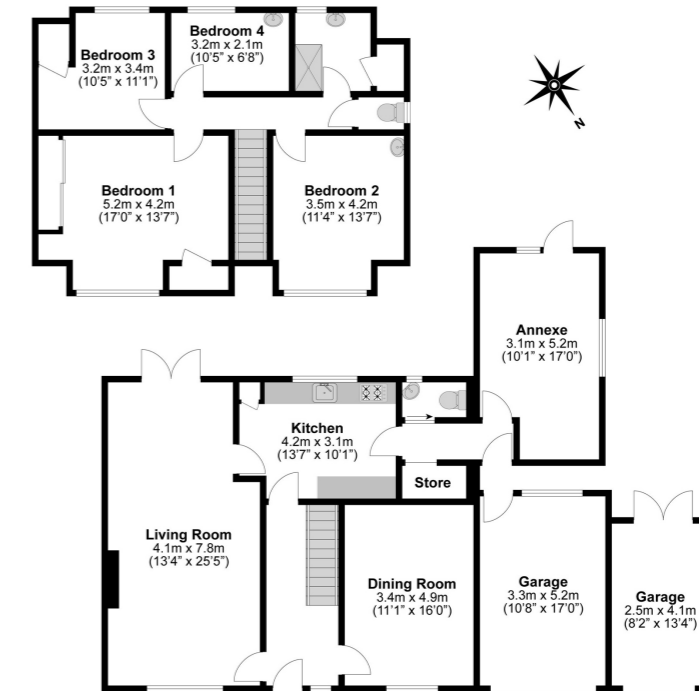
Sunnymeads (1.2 mi)

Council Tax

Band G

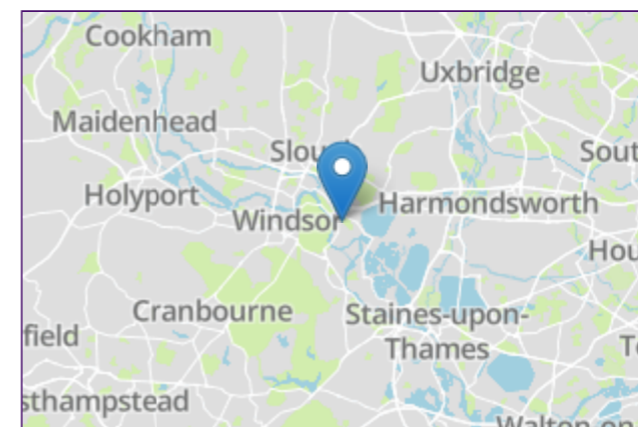
Floor Plan

Total Approximate Floor Area
2163 Square feet
201 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	