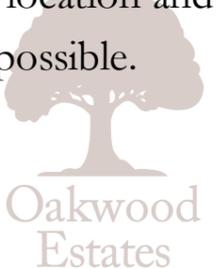


This four bedroom detached family home is located towards the end of a quiet cul-de-sac on the outskirts of Datchet Village centre and within two minute walk of Tesco local and the recreation ground with childrens park, plus transport links into Central Windsor and London Waterloo. The ground floor features a 13ft living room, a contemporary 17ft kitchen/diner and a downstairs cloakroom.

On the first floor there are four bedrooms and a modern three piece family bathroom. Externally the rear garden has been well maintained and measures to approximately 60ft whilst to the front of house there is off street parking for one/two cars in addition to the 16ft garage. This property would make for an excellent family purchase due to its splendid condition and peaceful location and comes to the market with no onward chain making a quick sale possible.

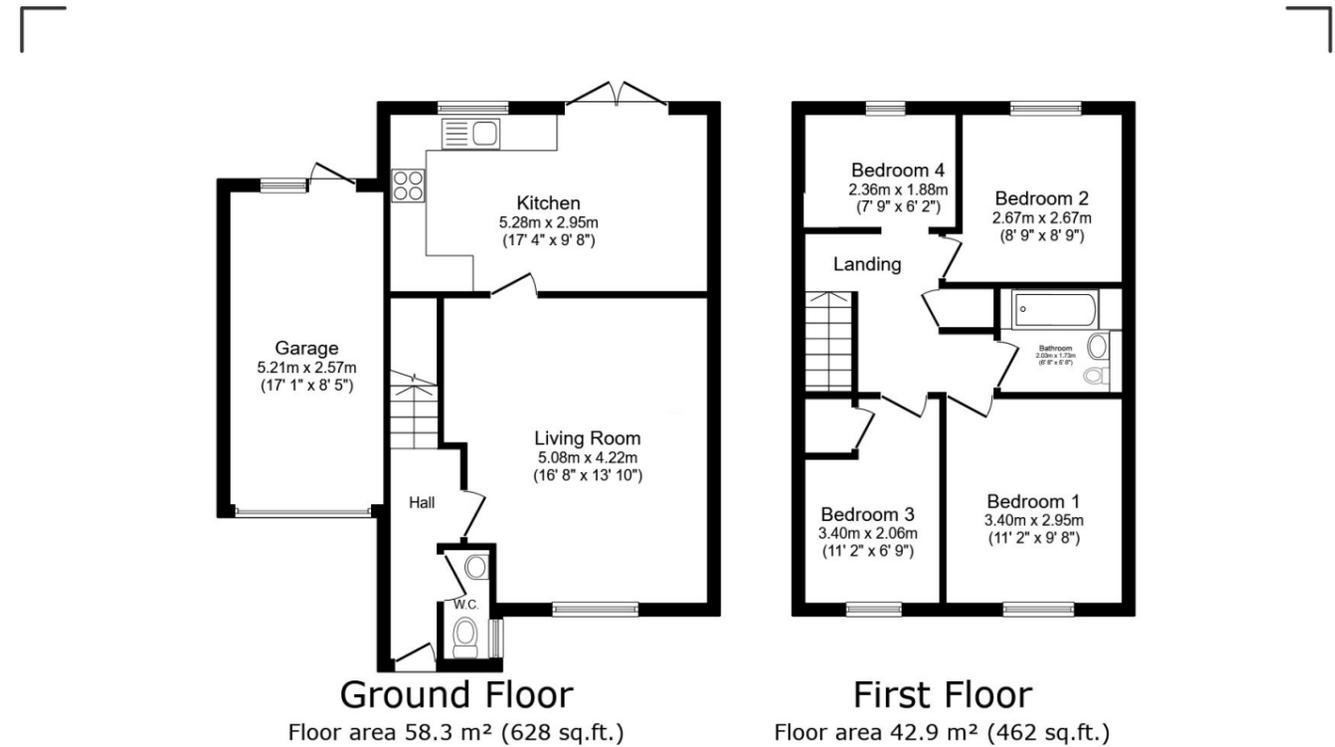


Property Information

-  **FOUR BED DETACHED PROPERTY**
-  **17FT GARAGE**
-  **17FT KITCHEN/DINER**
-  **COUNCIL TAX BAND - E**
-  **CENTRALLY LOCATED WITHIN SHORT WALK OF DATCHET GREEN/TRAIN STATION (WATERLOO LINE)**
-  **CUL DE SAC LOCATION**
-  **PARKING FOR 2 CARS**
-  **EPC - C**
-  **NO CHAIN INVITING A QUICK SALE**

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

Floor Plan



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

Holmlea Road is situated in the picturesque and historic village of Datchet within a stones throw of the river Thames. 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 along with some fantastic nurseries. Within a five minute walk is the local recreation ground with childrens park. 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.

Transport Links

Nearest Stations:

- Datchet (0.6 mi)
- Sunnymeads (0.8 mi)
- Windsor & Eton Riverside (1.8 mi)
- Langley - Elizabeth Line (3.1 mi)
- Slough - Elizabeth Line (3.3 mi)
- (15 mins to Paddington)

Schools

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

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

Castleview Primary School
1.3 miles away State school

Holy Family Catholic Primary School
1.4 miles away State school

Wraysbury Primary School
1.5 miles away State school

Foxborough Primary School
1.6 miles away State school

St George's School
1.7 miles away Independent school

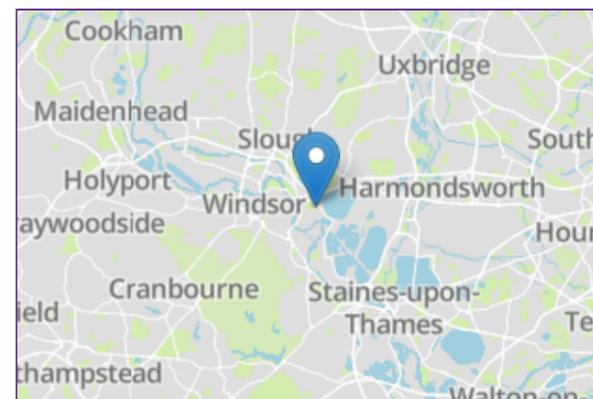
Ryvers School
1.7 miles away State school

Long Close School
1.7 miles away Independent school

The Queen Anne Royal Free CofE Controlled First School
1.7 miles away State school

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(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>	