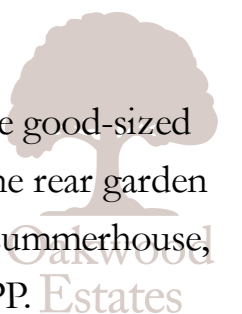


This three-bedroom semi-detached house is located on a sought-after road and within a short walk of Datchet Green, with its amenities and schools, in addition to Datchet Train Station offering links to London Waterloo and Windsor. The property is offered to the market in immaculate condition throughout. To the front of the property, there is an expansive gravelled driveway offering ample parking, with side access to the rear garden.

The ground floor features a 16ft through living room with a fireplace and bay window, leading to the 13ft dining room with triple skylights and patio doors to the rear garden. With windows to the front and rear aspects, the traditional style kitchen with a central island, fitted units, and space for a large range cooker complements ideal family living. A utility room with a shower unit and a W.C. complete the ground floor.

On the first floor, there is a spacious landing with space for a study area, three good-sized bedrooms, all with fitted wardrobes, and a three-piece bathroom. Externally, the rear garden has been beautifully maintained with a separate lawn and gravelled area, large summerhouse, and a garden shed. This property offers scope for an extension STPP.



## Property Information

-  THREE BED SEMI DETACHED HOUSE
-  IMMACULATE AND SPACIOUS
-  SHORT WALK TO DATCHET GREEN/STATION (WATERLOO LINE)
-  COUNCIL TAX D
-  UTILITY ROOM & W.C
-  AMPLE DRIVEWAY PARKING
-  EPC - PENDING
-  SCOPE TO EXTEND (STPP)

					
<b>x3</b>	<b>x2</b>	<b>x1</b>	<b>x4</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

### 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.

### Transport Links

### Nearest Stations:

- Datchet (0.7 mi)
- Sunnymeads (0.7 mi)
- Windsor & Eton Riverside (1.8 mi)
- Langley - Elizabeth Line (3.1 mi)
- Slough - Elizabeth Line (3.3 mi)  
(15 mins to Paddington)

### 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

### Council Tax

Band D

## Floor Plan



**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.

