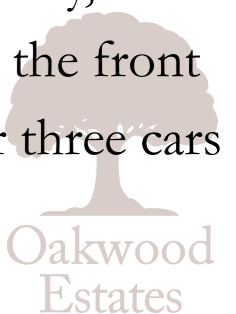




An immaculately presented three bedroom detached family home located on a sought-after road within walking distance of Datchet village and train station (Waterloo line), offering versatile accommodation and open plan living. The ground floor features three reception rooms with the inclusion of a 14ft bay fronted living room, 22ft kitchen/dining/living area and 16ft study room. To the first floor there are three well-proportioned bedrooms and a 2 piece bathroom with walk-in shower and separate WC. Externally, the mature rear garden is landscaped and well manicured. To the front there is a generous front garden with driveway parking for three cars as well as a garage used as a storage space.



Property Information

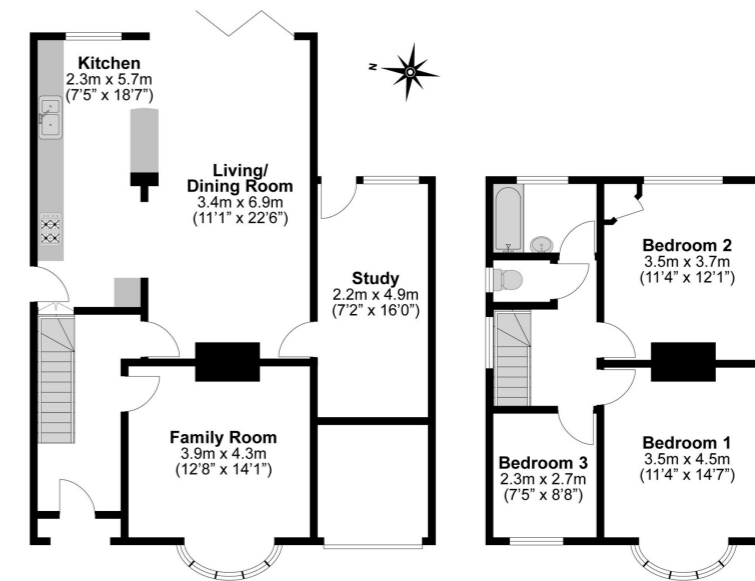
-  THREE DOUBLE BEDROOM DETACHED FAMILY HOME
-  16FT STUDY
-  LANDSCAPED REAR GARDEN
-  EPC - E
-  22FT LIVING/DINING ROOM
-  BAY FRONTED LIVING ROOM
-  DRIVEWAY PARKING & GARAGE SPACE
-  COUNCIL TAX BAND - F

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

Floor Plan

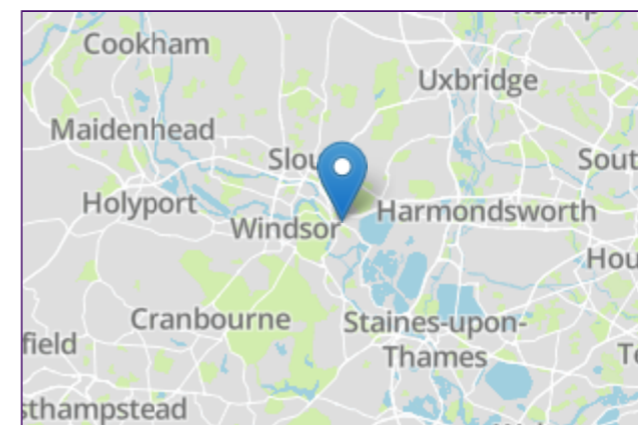


Total Approximate Floor Area
1485 Square feet
138 Square metres



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			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

External

Location

Leigh Park is a private cul-de-sac 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 (0.2 miles)
- Sunnymeads (1.2 miles)
- Windsor & Eton Riverside (1.3 miles)

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

Schools

PRIMARY SCHOOLS:

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

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

Castleview Primary School
1.1 miles away State school

Holy Family Catholic Primary School
1.3 miles away State school

Long Close School
1.4 miles away Grammar school

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

Ditton Park Academy
1 mile away State school

Langley Grammar School
1.4 miles away Grammar school

Long Close School
1.4 miles away Grammar school

St George's School
1.4 miles away Independent school

Council Tax
Band F