



This five bedroom detached chalet bungalow is set on a large plot between the villages of Horton and Datchet and offered to the market in a good condition. The property offers spacious and flexible living space with the ground floor featuring two receptions including an 18ft lounge, a 14ft dining room and an office/bedroom. There is also a 16ft kitchen/breakfast room, an adjoining utility room, access to the integral garage, a family bathroom and large entrance hall. The ground floor also incorporates two double bedrooms with bay windows, one of which benefits from an ensuite. On the first floor there are two further well-proportioned bedrooms and a family shower room. Externally the rear garden is spacious and private with a decking area and is mainly laid to lawn. The front of house provides driveway parking for several cars in addition to the garage. This property would make for a great family purchase due to its considerable size and convenient location just a short distance to Datchet and Sunnymedes train stations and within a short drive to the M4 and Heathrow airport.

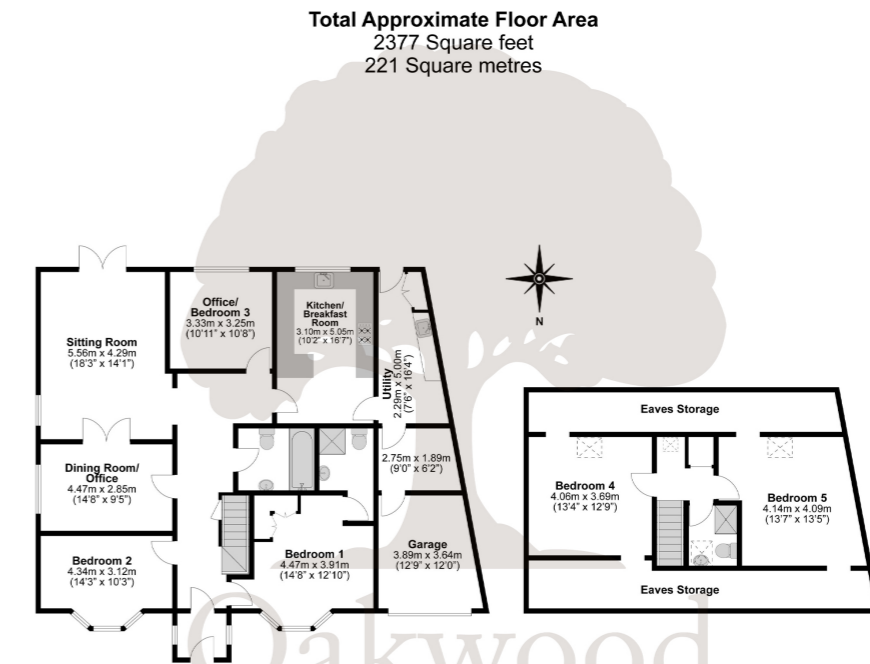


## Property Information

-  FIVE BEDROOM CHALET BUNGALOW
-  LARGE PLOT
-  FLEXIBLE ACCOMMODATION
-  COUNCIL TAX - BAND E
-  TWO RECEPTION ROOMS
-  DETACHED
-  GARAGE & DRIVEWAY PARKING
-  EPC - C
-  UTILITY ROOM
-  THREE BATHROOMS

					
x5	x2	x3	x6	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

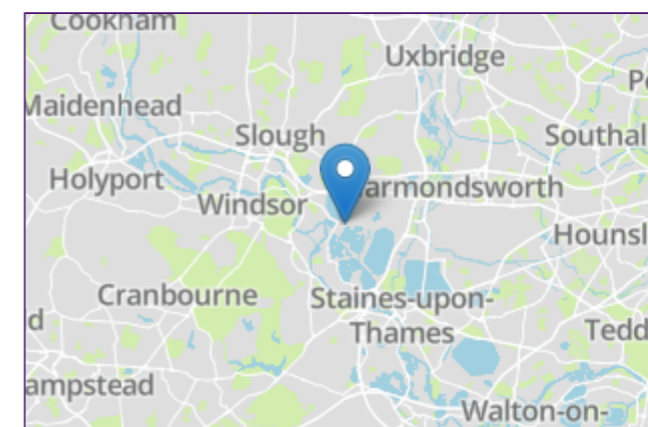
## Floor Plan



Oakwood  
Estates

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

### Schools

#### NEAREST SCHOOLS

- Wraysbury Primary School
- State School
- 1.2 miles
- Foxborough Primary School
- State School
- 1.6 miles
- Colbrook Church of England Primary School
- State School
- 1.2 miles
- Holy Family Catholic Primary School
- State School
- 1.7 miles

### Transport Links

#### NEAREST STATIONS

Sunnymeads Station

0.6 miles

Wraysbury Station

0.9 miles

Datchet Station

1.7 miles

#### External

Large driveway parking for several cars, fully enclosed rear garden with decking, mainly laid to lawn.

#### Council Tax

Band E