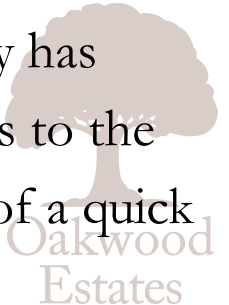







This detached three bedroom bungalow is located on a quiet cul-de-sac off of one of Datchet's premier roads and within walking distance of Datchet Train (Waterloo and Windsor). The property offers versatile and spacious living accommodation which consists of a bright and airy 18ft living room, a kitchen/dining room, three double bedrooms and a family bathroom. There is also a detached garage. Externally, to the front there is a paved driveway with ample parking and to the rear a spacious and mature enclosed garden which is mainly laid to lawn with a patio area. The property has considerable scope (s.t.p.p.) for an extension and comes to the market with the added no chain allowing the possibility of a quick sale.





## Property Information

-  **THREE BEDROOMS**
-  **LARGE PLOT**
-  **GARAGE AND DRIVEWAY**
-  **NO CHAIN**
-  **DETACHED BUNGALOW**
-  **KITCHEN/DINER**
-  **COUNCIL TAX - F**
-  **POTENTIAL TO EXTEND (STPP)**

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

### Location

With a traditional village green, shops for day to day needs, pubs and restaurants, Datchet provides many conveniences whilst nearby Windsor provides a comprehensive range of shops, the Theatre Royal, the Castle and St. Georges Chapel. - For the commuter there are two train stations serving London Paddington and London Waterloo from Slough and Datchet respectively. Datchet has excellent road links with access to the M4 from junction 5, which leads to both the M25 and the M3.

- An extensive range of well-regarded schools are available in both the Independent and State sectors, including St George's, Upton House, Eton College, Eton End, Datchet Montessori School, St Mary's School, Churchmead Secondary School and Windsor Boys' and Girls' Secondary Schools.

### 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

The Queen Anne Royal Free CofE Controlled First 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

St George's School  
1.2 miles away Independent school

Long Close School  
1.4 miles away Independent school

Queensmead House School  
1.4 miles away Independent school

### Transport Links

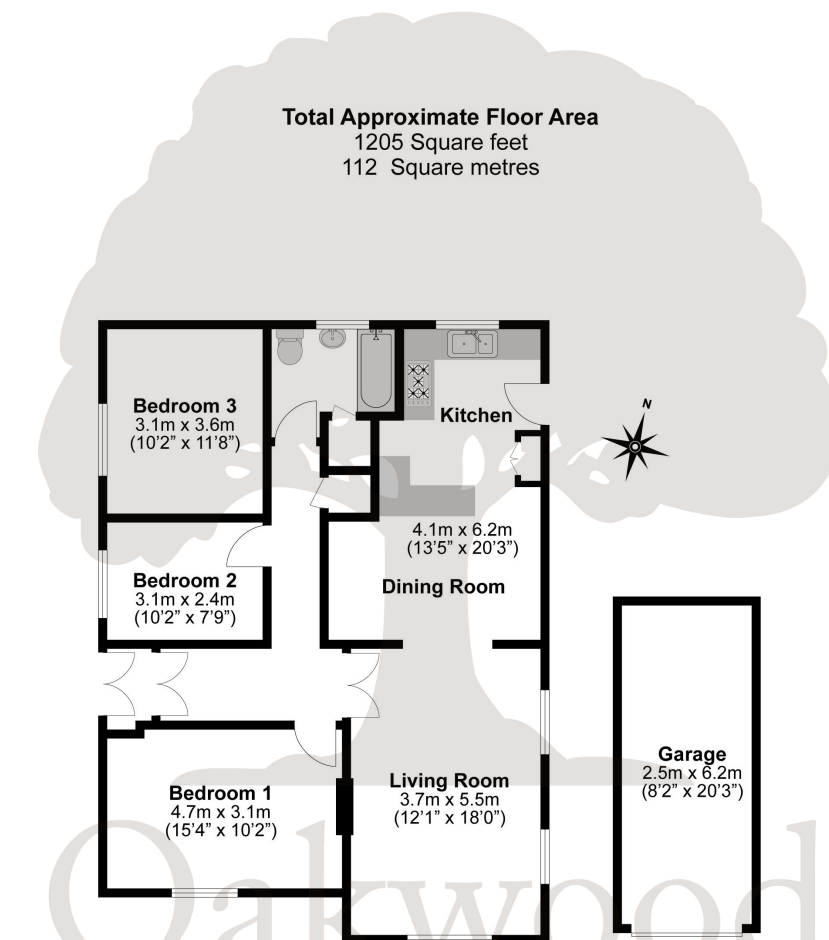
Nearest stations:

Datchet (0.1 mi)  
Windsor & Eton Riverside (1.2 mi)  
Sunnymeads (1.2 mi)  
Slough - Elizabeth Line (3 mi)  
(15 mins to Paddington)

### Council Tax

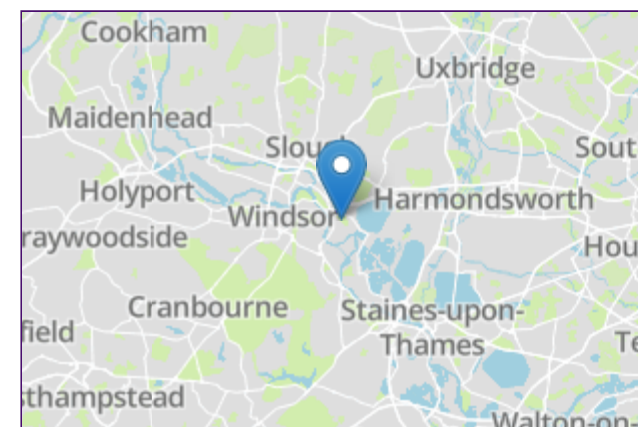
Band F

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			