

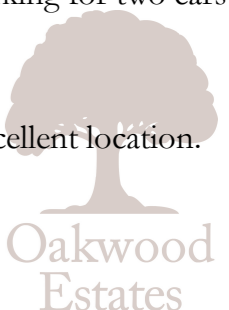
This impressive three bedroom semi-detached family home is situated on a quiet cul-de-sac just a stone's throw away from Dorney Common in the Thameside village of Eton Wick. The property is offered to the market as superbly presented with flexible and spacious living accommodation.

The ground floor features three reception rooms with the inclusion of a 13ft bay fronted living room with a wood burner, a 13ft dining room and a 15ft conservatory. There is also a 15ft fitted kitchen with space for a Range Cooker and timber work surfaces, a downstairs cloakroom and entrance hall and porch.

To the first floor there are three well-proportioned bedrooms and a refitted family bathroom.











Externally, the rear garden is generous and mainly laid to lawn with a large decking area ideal for summer dining. The garden incorporates a 14ft outbuilding - currently used as a bar - but with potential for use as a gym or home office if preferred. To the front of the house there is a paved driveway with parking for two cars in addition to a 20ft detached garage.

This property would make for an excellent family purchase due to its fine condition and excellent location.



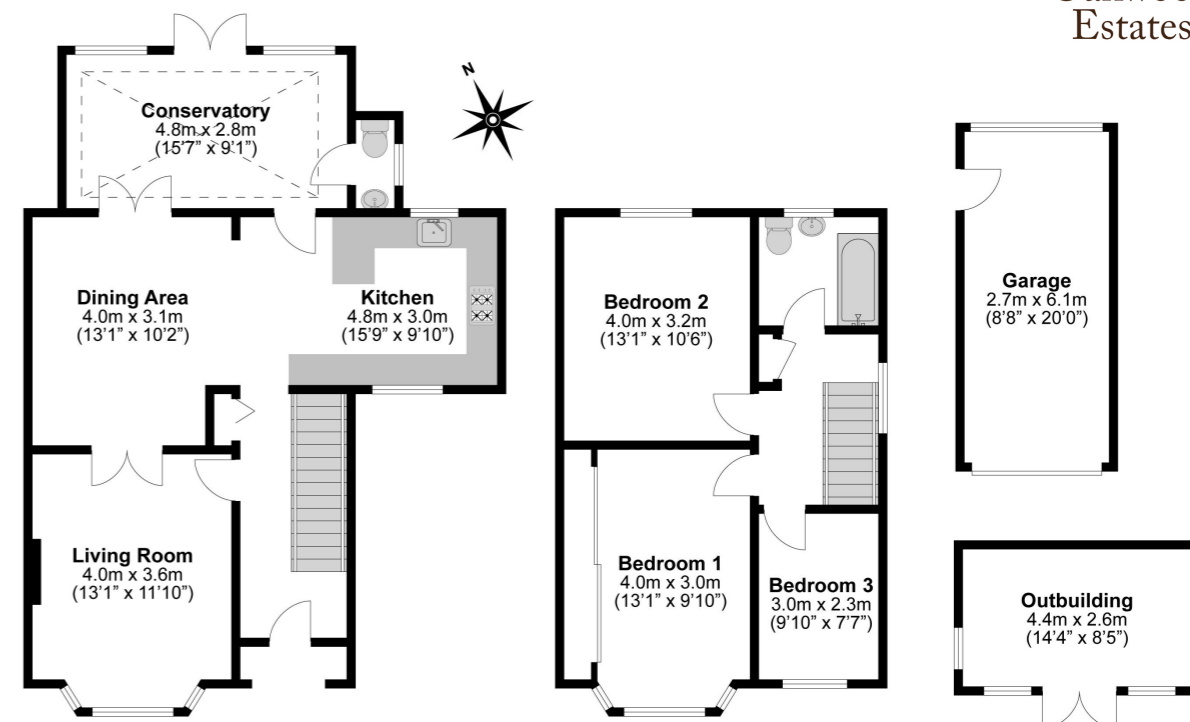
Property Information

Floor Plan

-  THREE BED SEMI-DETACHED HOUSE
-  SUPERBLY PRESENTED
-  15FT CONSERVATORY
-  GENEROUS GARDEN
-  14FT OUTBUILDING
-  QUIET CUL-DE-SAC NEARBY TO DORNEY COMMON
-  28FT OPEN PLAN KITCHEN/DINING AREA
-  REFITTED BATHROOM
-  20FT GARAGE
-  COUNCIL BAND - E

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

Total Approximate Floor Area
1593 Square feet
148 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.

External

The rear garden is generous and mainly laid to lawn with a large decking area ideal for summer dining. The garden incorporates a 14ft outbuilding - currently used as a bar (with light & power / wifi) - but with potential for use as a gym or home office if preferred. To the front of the house there is a paved driveway with parking for two cars in addition to a 20ft detached garage and side access to the rear of the property.

Location

Eton Wick is surrounded by some of the prettiest outdoor spaces in the area with the Thames towpath, Dorney common and the Jubilee River and nature reserve all on the doorstep. There are a number of railway stations within a 15 minute drive including Burnham, Slough and Datchet.

Schools

- Eton Wick CofE First School
State School
- Western House Academy
State School
- Eton Dorney Independent Therapeutic School
Independent School

Montem Academy
State School

Transport Links

- Windsor & Eton Central Station (1.7 miles)
- Windsor & Eton Riverside Station (1.7 miles - Waterloo)
- Burnham Station (1.8 miles - Crossrail)

Council Tax

Band E

