










This immaculately presented two double bedroom ground floor maisonette is situated in the historical village of Datchet and just a short walk from Datchet Station (Waterloo Line) and a variety of shops and schools. The property boast a modern kitchen with additional utility room, 15ft living room, two double sized bedrooms and a modern three-piece bathroom with a private rear garden with the addition of a home office with power and air-conditioning as well as a generous front garden with driveway parking for ample cars. The property would make for an excellent first time purchase or investment due to its fine condition and excellent location.

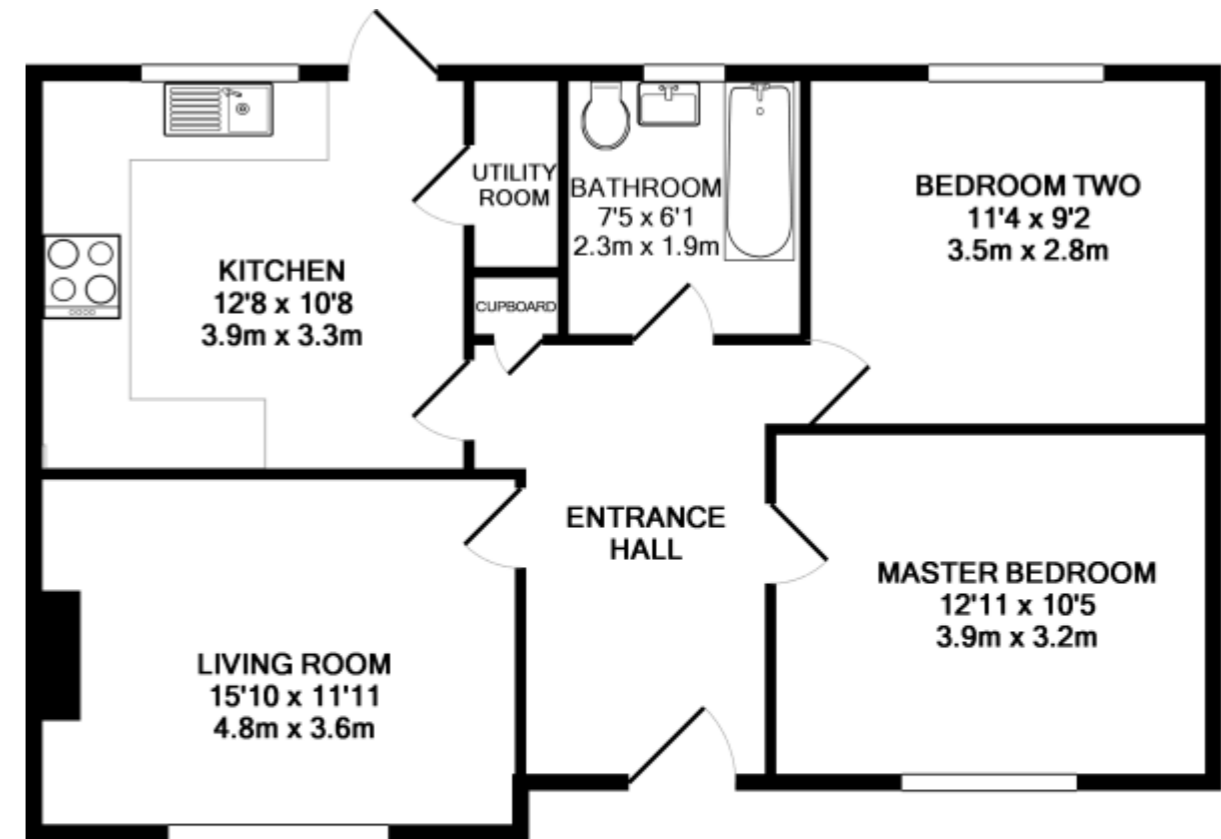


## Property Information

-  TWO DOUBLE BEDROOMS
-  PRIVATE GARDEN
-  LARGE OUTBUILDING
-  15FT LIVING ROOM
-  EPC - C
-  GROUND FLOOR
-  WALKING DISTANCE FROM TRAIN STATION (LONDON WATERLOO)
-  DRIVEWAY PARKING
-  COUNCIL TAX BAND - C

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

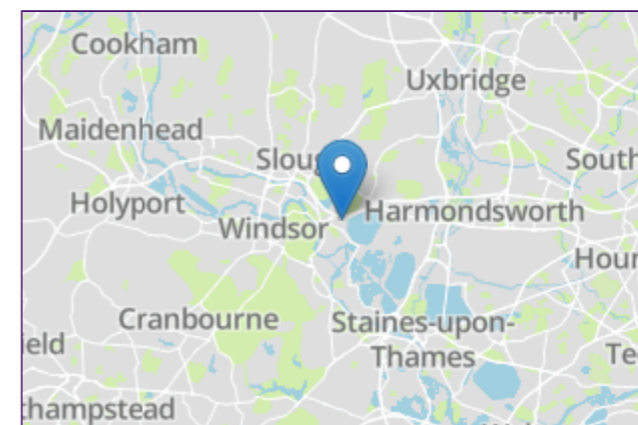
## Floor Plan



TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2015

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+)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### External

To the front there is a spacious garden and driveway parking for ample cars. To the rear the garden is mainly laid to lawn with the addition of an outbuilding.

### Transport Links

Nearest stations:

Datchet (0.7 miles)  
Sunnymeads (1.7 miles)  
Windsor & Eton Riverside (2.1 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  
0.7 miles away  
State school

Eton End School Trust (Datchet) Limited  
1.2 mile away  
Independent school

Holy Family Catholic Primary School  
1.9 miles away  
State school

Foxborough Primary School  
2.3 miles away  
State school

Castlevew Primary School  
2.7 mile away  
State school

Secondary Schools:  
Churchmead Church of England (VA) School  
0.8 miles away  
State school

Langley Grammar School  
2.4 miles away  
Grammar school

The Langley Academy  
2.9 miles away  
State school

Long Close School  
2.3 miles away  
Independent school

Upton Court Grammar School  
2.8 miles away  
Grammar school