











A Detached THREE DOUBLE BEDROOM home, having been refurbished to a high standard. This property would make for an ideal family home, or an Investment property as planning permission has also been granted for the change of use to a Children's home. \* Offered to the market with NO ONWARD CHAIN. The property is centrally located for local amenities, schools, train links to London Waterloo or Windsor and excellent arterial roads for access to the M4/M25 or Heathrow Airport. The ground floor comprises a 15ft living room with patio door to the enclosed rear garden, 16ft kitchen, 11ft dining room, WC and 15ft garage. To the first floor a 16ft master bedroom with Jack and Jill bathroom, two further double bedrooms and additional three-piece family bathroom. To the rear the garden is laid mainly to lawn with patio area ideal for outside dining. To the front of the property there is a generous driveway with parking for four cars.



# Property Information

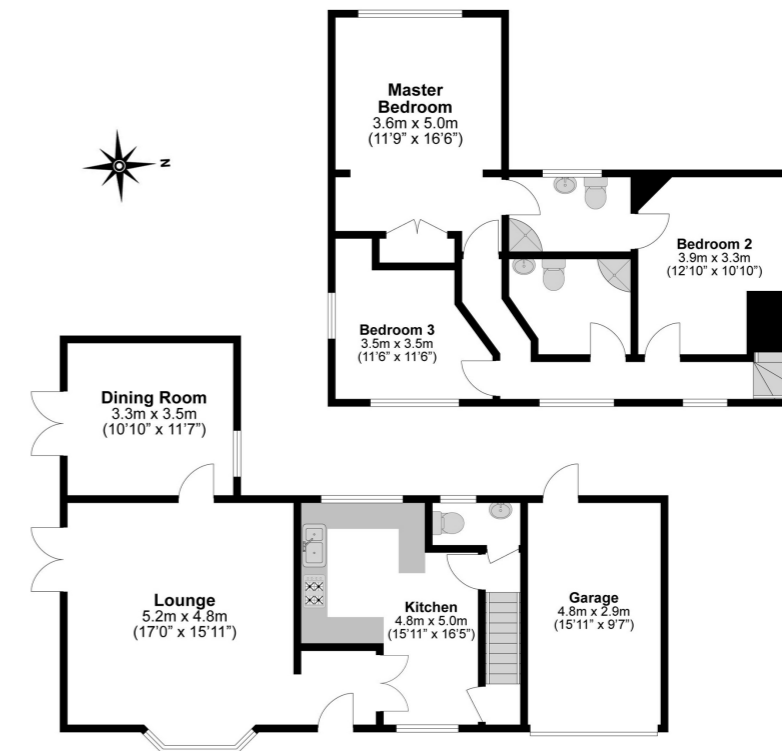
-  THREE DOUBLE BEDROOM DETACHED FAMILY HOME
-  RECENTLY RENOVATED
-  15FT LIVING ROOM AND SEPARATE DINING ROOM
-  PLANNING PERMISSION GRANTED FOR CHANGE OF USE FROM DWELLING HOUSE TO CHILDREN'S HOME WITH A GARAGE CONVERSION, FIRST FLOOR SIDE EXTENSION AND ALTERATIONS TO FENESTRATION (23/01973/FULL).
-  SHORT WALK TO DATCHET GREEN/STATION (WATERLOO LINE)
-  15FT KITCHEN WITH INTEGRATED APPLIANCES
-  SPACIOUS DRIVEWAY WITH PARKING FOR FOUR CARS
-  COUNCIL TAX BAND - F

EPC - D

					
x3	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

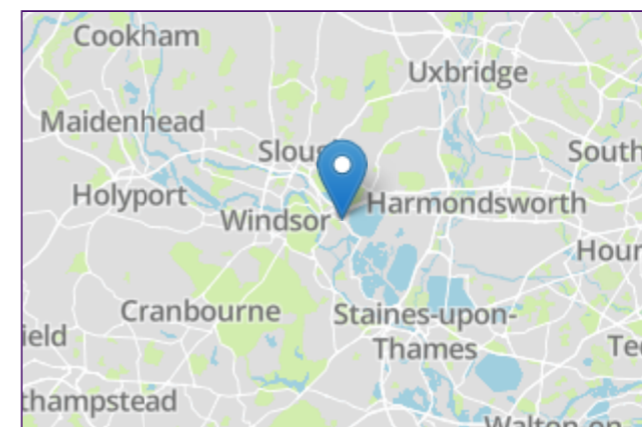
# Floor Plan

**Total Approximate Floor Area**  
1410 Square feet  
131 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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(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 rear of the property there is a private garden, mainly laid to lawn with patio area. To the front of the property there is a generous driveway with parking for four cars.

Castleview Primary School  
(2.7 miles)  
State School

## Transport Links

Train Stations:

Datchet (0.6 miles)

Sunnymeads (1.4 miles)

Secondary Schools:

Churchmead Church of England School  
(0.8 miles)  
State School

Windsor and Eton Riverside (2.1 miles)

## Schools

Primary Schools:

Datchet St. Mary's C of E Primary School  
(0.5 miles)  
State School

Langley Grammar School  
(2.4 miles)  
State School

Eton End School

1.2 miles

Independent School

Ditton Park Academy  
(3.1 miles)  
State School

**Council Tax**  
Band F