

This three double bedroom semi-detached family home is quietly nestled towards the end of a cul-de-sac on the outskirts of Datchet village and is offered to the market as well presented. The property has been adapted with a new gas central heating system and combi boiler. The ground floor features a 19ft lounge/diner with French doors onto the rear garden, a fitted kitchen and a downstairs cloakroom. To the first floor there are three double-sized bedrooms and a contemporary three piece family bathroom. Externally the rear garden is well enclosed and low maintenance whilst to the front there is an 18ft garage with one parking space in front. This property is located well for access to the M4/M25, Heathrow Airport and Datchet Train Station (Waterloo Line) and is an excellent family purchase.



Property Information

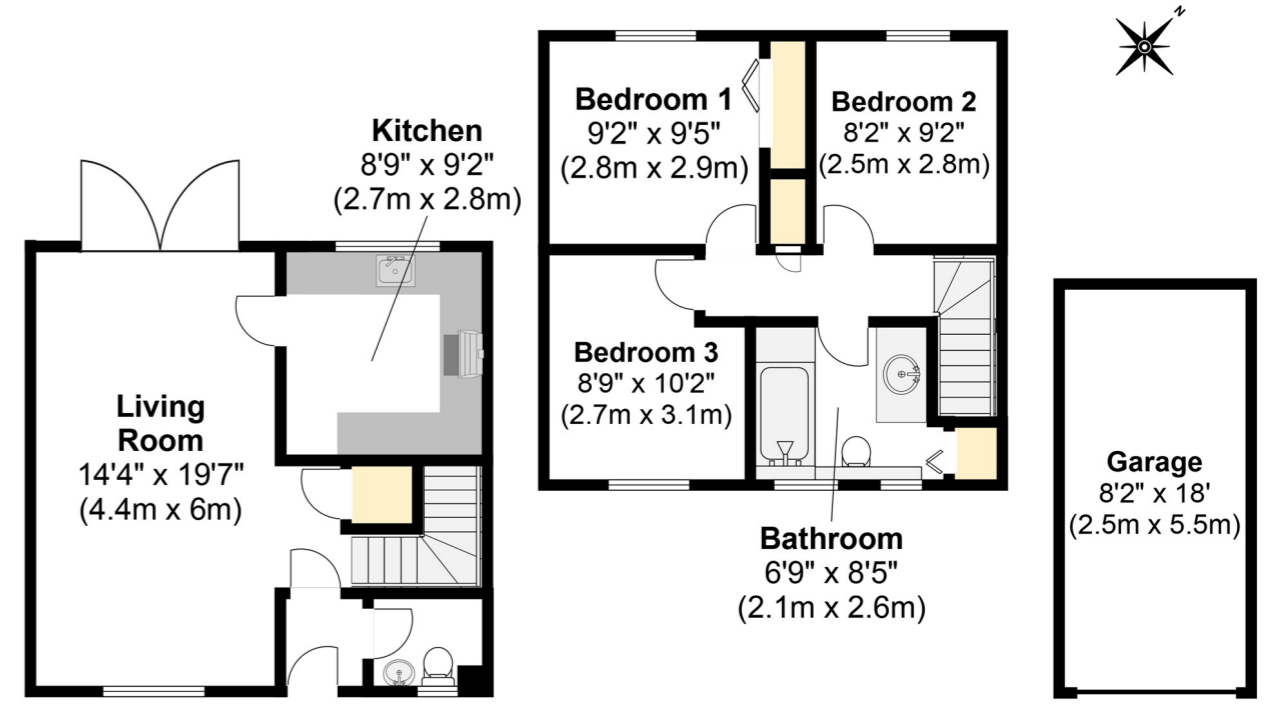
Floor Plan

-  THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE
-  19FT LOUNGE/DINER
-  MODERN BATHROOM
-  NEW GCH/COMBI BOILER
-  18FT GARAGE
-  QUIET CUL-DE-SAC LOCATION
-  FITTED KITCHEN
-  DOWNSTAIRS CLOAKROOM
-  LOW MAINTENANCE GARDEN
-  PARKING FOR 1 CAR

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

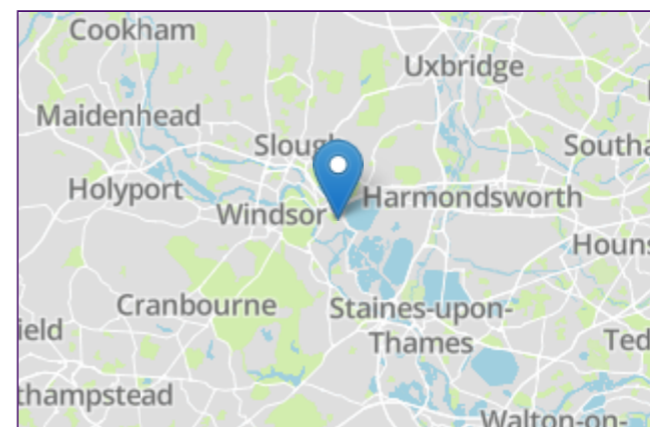


Total Approximate Floor Area
 964 Square feet
 90 Square metres



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		86
(69-80)	C	72	
(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

Front Garden:
 Front garden with pathway leading to front door, woodchip with flower beds and perennial shrubs.

Rear Garden:
 Enclosed with timber framed fencing, large patio to front, mainly laid to lawn with flower and shrub beds, outside water tap. Side access gate leading to garage door and front of property.

Garage:
 Brick built garage in a block of two, situated next to the property, with up and over door, and power.

Council Tax

Band E

Transport Links

Nearest stations:
 Datchet (0.6 miles)
 Sunnymeads (0.7 miles)
 Windsor & Eton Riverside (1.7 miles)

The M4 (J5) which is about a mile away, provides access to Heathrow, London, the West Country and the M25.

Location

Cobb Close is a cul-de-sac situated in the picturesque Thameside village of Datchet. A range of shopping facilities for day-to-day needs are available in Datchet, whilst further amenities may be found in Windsor and Slough. Educational facilities in the area both state and private are excellent. Sporting facilities in the area include golf at Datchet, The Royal Berkshire, horse riding in Windsor Great Park, horse racing at Windsor and Ascot, boating on some stretches of the River Thames.

Schools

- Primary Schools:**
 Datchet St Mary's CofE Primary School
 0.6 miles away State school
- Eton End School Trust (Datchet) Limited
 1.2 miles away Independent school
- Castleview Primary School
 1.2 miles away State school
- Holy Family Catholic Primary School
 1.3 miles away State school
- Foxborough Primary School
 1.5 miles away State school
- Secondary Schools:**
 Churchmead Church of England (VA) School
 0.8 miles away State school
- Langley Grammar School
 1.4 miles away Grammar school
- The Langley Academy
 1.7 miles away State school
- Long Close School
 1.7 miles away Independent school
- Upton Court Grammar School
 1.8 miles away Grammar school

Council Tax

Band E