









This two double bedroom Victorian end of terraced house is situated on a quiet cul-de-sac road within a close proximity of Datchet Village Green and nearby a range of shops, schools and transport links (Waterloo Line) into London and Windsor. The property has retained many of its original period features and is offered to the market in superb order having been extensively refurbished. The ground floor includes a 12ft living room with original wood flooring and a feature fireplace. There is also a 13ft open plan bespoke kitchen/diner with integrated appliances, picture window and skylight, a beautiful ground floor family bathroom and an entrance hall with built in storage. On the first floor there are two double-sized bedrooms, both benefitting from a modern Jack and Jill ensuite shower room. Externally there is an established approximately 80ft landscaped garden to the rear with lawn, pond, patio area and an outbuilding which could be used as a home office. There is driveway parking for one car along with further on road parking. The property would make for a great first time purchase or investment due to its superb finish and convenient location.

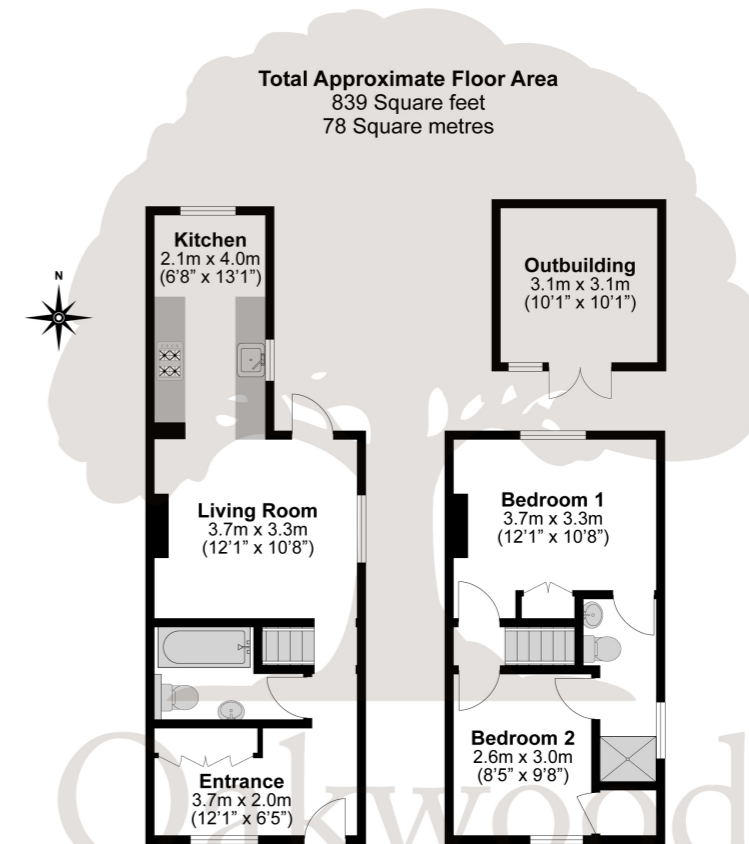


## Property Information

-  TWO DOUBLE BEDROOMS
-  PRINCIPLE BEDROOM WITH EN SUITE
-  COUNCIL TAX BAND - D
-  CHARACTER AND CHARM
-  DRIVEWAY PARKING
-  OPEN PLAN LIVING
-  EPC C
-  NEWLY RENOVATED

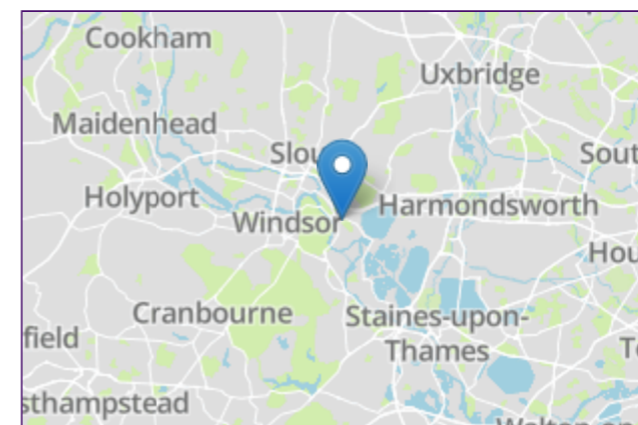
					
x2	x2	x2	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## 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>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### External

The approx. 80 ft. rear and side garden consists of patio area with mature trees and established perennial flower beds leading onto a lawn and outbuilding which could be converted to an office. Driveway parking for 1 car.

### Transport Links

Nearest stations:

Datchet (0.3 mi)

Sunnymeads (1.0 mi)

Windsor & Eton Riverside (1.4 mi)

Approx. 5 minute drive to M4 (Junction 5)

Slough station (Elizabeth line) approx. 9 mins drive with station parking

### Schools

Primary Schools:

Datchet St Mary's CofE Primary School

0.2 miles away State school

Eton End School Trust (Datchet) Limited

0.9 miles away Independent school

Castleview Primary School

1.3 miles away State school

Schools

St George's School

1.4 miles away Independent school

The Queen Anne Royal Free CofE Controlled First School

1.4 miles away State school

Secondary Schools:

Churchmead Church of England (VA) School

0.4 miles away State school

Brigidine School Limited

1.5 miles away Independent school

Long Close School

1.5 miles away Independent school

Langley Grammar School

1.6 miles away Grammar school

Eton College

1.6 miles away Independent school

### Council Tax

Band D