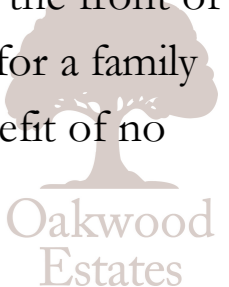











This well presented two bedroom terraced Victorian house is conveniently positioned for access to Datchet Village Centre with its range of amenities and Train Station (Waterloo Line). The property includes two reception rooms on the ground floor, both with the benefit of original wood flooring and open fireplaces, one with a log burner. There is also a fully fitted kitchen on the ground floor and three piece bathroom. On the first floor there are two bedrooms with the addition of built in storage. The property also benefits from a spacious fully boarded loft with pull down ladder and has potential for extension STPP. Externally the well manicured South/West mature rear garden measures to approx. 100ft with an assortment of fruit trees and rose bushes and the front of house provides driveway parking. This property would be perfect for a family and is offered to the market in superb order with the added benefit of no onward chain allowing the possibility of a quick sale.



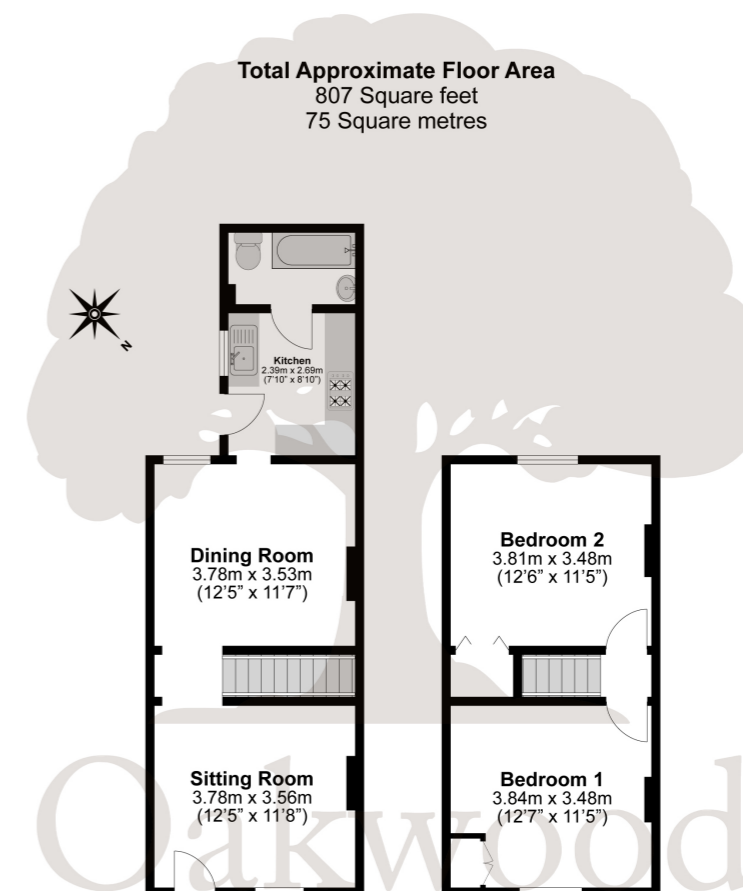


## Property Information

-  TWO BEDROOM VICTORIAN TERRACED COTTAGE
-  POPULAR ROAD WITHIN EASY ACCESS OF DATCHET GREEN
-  CHARACTER FEATURES
-  12FT LIVING ROOM
-  ORIGINAL WOOD FLOORING THROUGHOUT
-  100FT GARDEN (APPROX.)
-  POTENTIAL FOR A LOFT CONVERSION (STP)
-  EPC - PENDING
-  COUNCIL TAX - BAND D
-  NO CHAIN

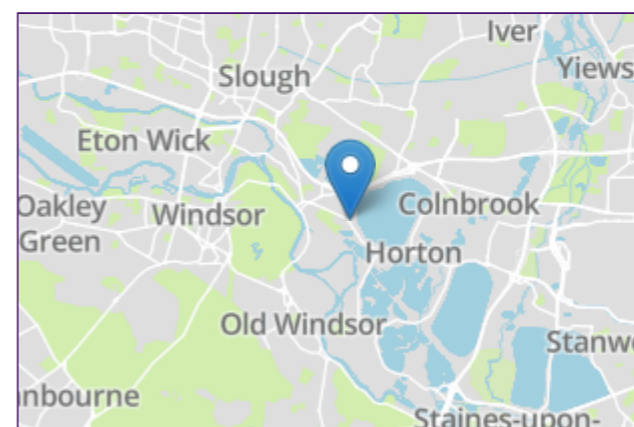
					
x2	x2	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## 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.



### External

Front of House - Driveway parking.  
Rear Garden - 100ft mature garden with fruit trees. A full width patio area extending to the side of the property.

### Transport Links

Nearest Stations:

- Datchet (0.7 mi)
- Sunnymeads (0.7 mi)
- Windsor & Eton Riverside (1.8 mi)
- Langley - Elizabeth Line (3.1 mi)
- Slough - Elizabeth Line (3.3 mi)  
(15 mins to Paddington)

### Location

Horton Road is situated in the picturesque and historic village of Datchet within a stones throw of the river Thames. 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
- Holy Family Catholic Primary School  
1.3 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

### Council Tax

Band D