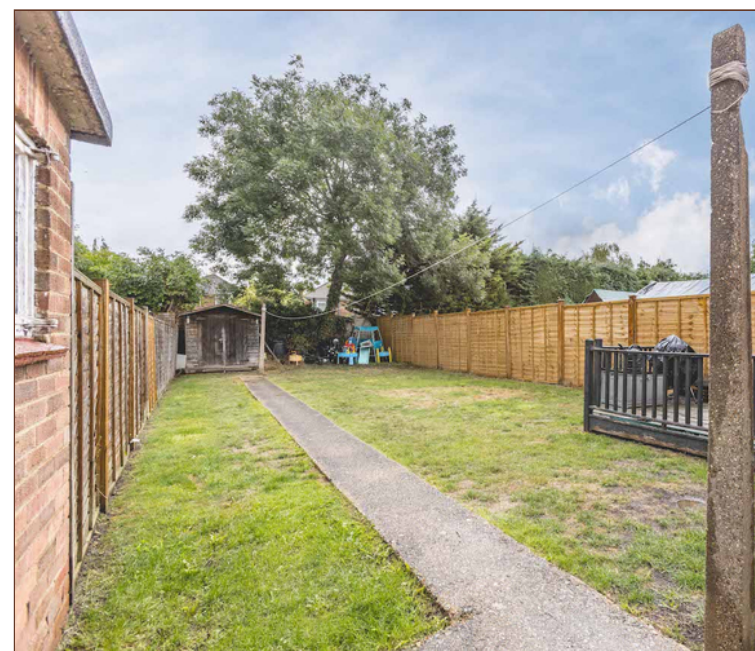
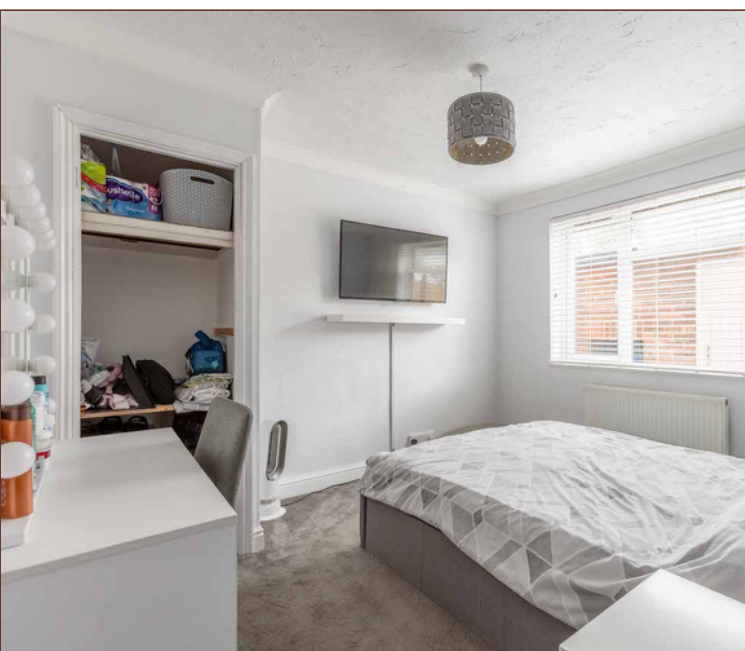
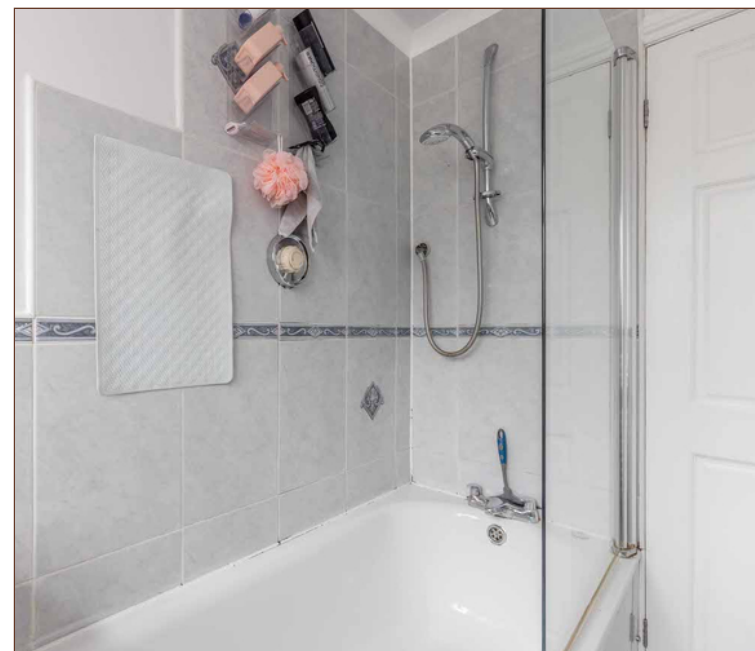




A well-presented two-bedroom ground floor maisonette with driveway and large private rear garden, ideally situated close to local amenities.

This attractive home has been tastefully modernised to create a light, airy, and spacious feel throughout. The fully fitted kitchen offers ample storage and worktop space, with direct access to the generous rear garden, complete with a raised patio area and outside storage.

The stylish living room features hard flooring, a large front-aspect window, and built-in storage, creating a bright and welcoming space. The modern three-piece bathroom includes a shower over the bath. The main bedroom, with built-in wardrobe, comfortably accommodates a double bed, while the second bedroom is perfect as a single room, nursery, or home office.

With its combination of outdoor space, convenient layout, and excellent location, this property is ideal for a first-time buyer, downsizer, or investor.



Property Information

- GROUND FLOOR MAISONETTE
- EXCELLENT PRESENTATION THROUGHOUT
- DRIVEWAY PARKING
- EPC RATING - C
- TWO BEDROOMS
- LARGE PRIVATE REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- LOW GROUND RENT AND SERVICE CHARGE

x2

Bedrooms

x1

Reception Rooms

x1

Bathrooms

x2

Parking Spaces

Y

Garden

N

Garage

Location
Datchet is a charming riverside village offering a range of local shops, pubs, and cafés, with Windsor just minutes away. Excellent transport links include direct trains to London Waterloo and easy access to the M4, M25, and Heathrow Airport. The area boasts well-regarded schools, riverside walks, and nearby Windsor Great Park, combining village charm with commuter convenience.

Ground rent : £10 per annum
Service charge: £20.41 per month
Length of lease: 84 years remaining - tbc cost of lease extension

Local Schools
Primary Schools

Datchet St Mary's CE Primary School – Located in the heart of Datchet

Secondary Education

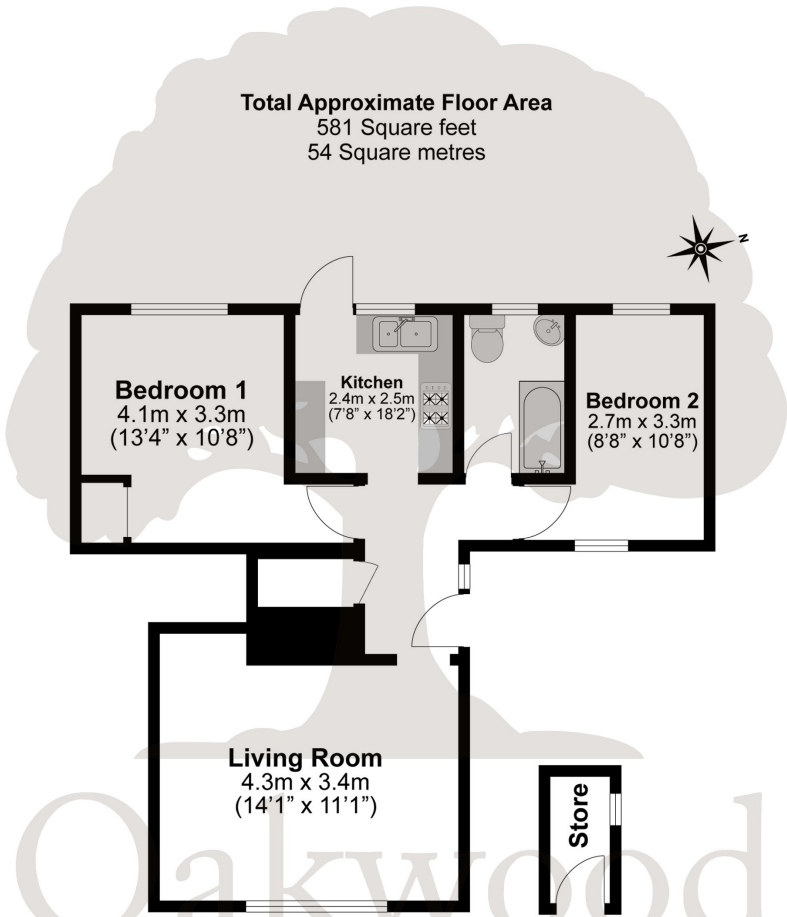
Churchmead Church of England (VA) School – The

main secondary school serving Datchet; rated “Good” and caters to ages 11–18

Transport Links
Datchet railway station provides direct trains to London Waterloo in under an hour. The village has easy access to the M4 and M25 motorways, and Heathrow Airport is a short drive away. Windsor and Slough stations offer additional services, including the Elizabeth Line. Local bus routes connect Datchet with nearby towns.

Council Tax

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+) A		
(81-91) B		
(69-80) C	71	74
(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	