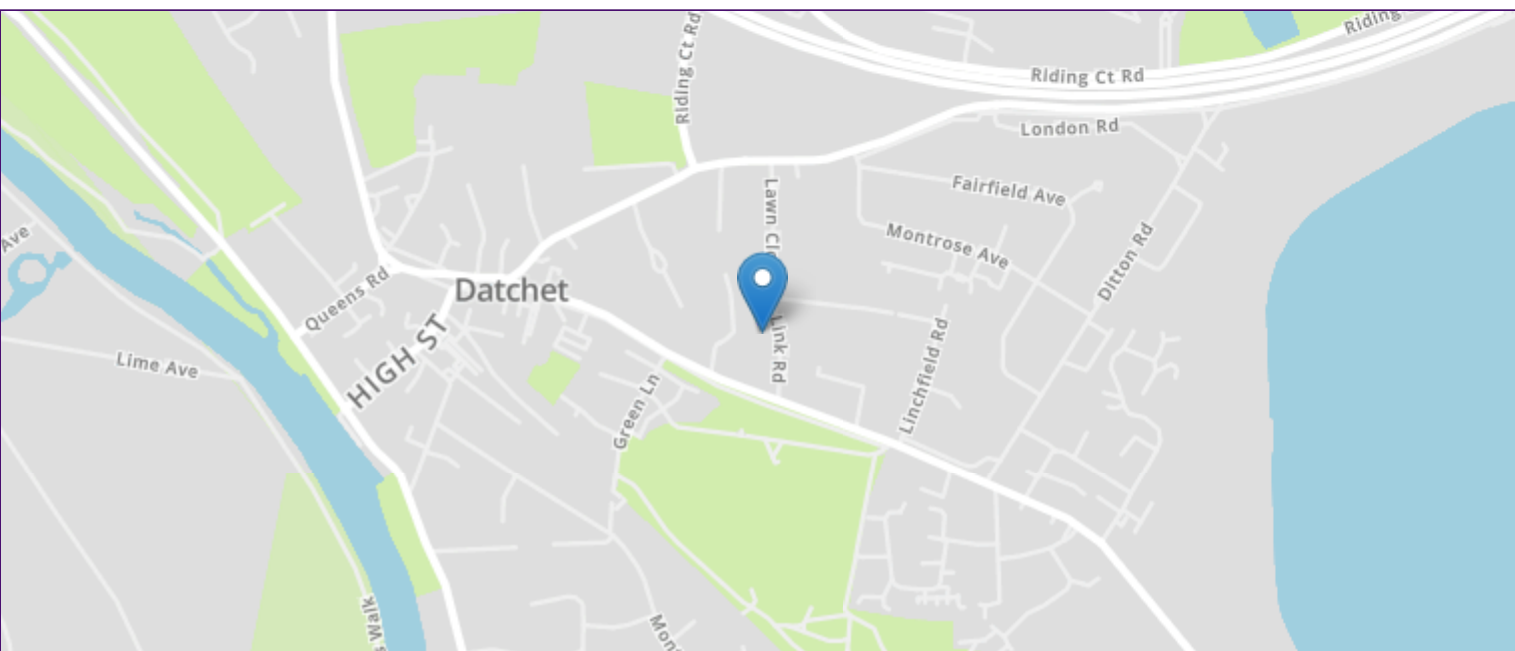




An excellent opportunity to acquire a well-proportioned three-bedroom semi-detached home, positioned within one of Datchet's popular residential roads.

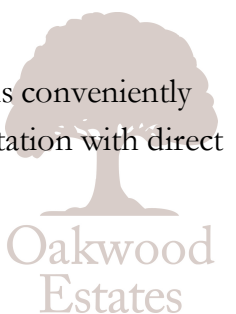
The property offers generous and well-balanced accommodation throughout, including a bright front-aspect living room, separate dining room, and a fitted kitchen with access to the garden. To the first floor are three bedrooms, two of which are comfortable doubles, along with a family bathroom.

Externally, the property benefits from a private rear garden, mainly laid to lawn with mature borders, along with a garage and additional storage. The plot offers excellent potential for extension, subject to the usual planning permissions.

Whilst the property would benefit from modernisation, it presents a fantastic opportunity for buyers to update and personalise to their own taste, with clear scope to add value.

Situated on Link Road, a well-regarded and established residential location, the property is conveniently positioned for Datchet village, offering a range of local amenities, schooling, and mainline station with direct access into London Waterloo.

Offered with no onward chain.



Property Information

- POPULAR ROAD IN VILLAGE LOCATION
- TWO RECEPTION ROOMS
- SCOPE TO EXTEND (STP)
- OFFERED WITH NO ONWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOUSE
- WELL- PROPORTIONED ACCOMMODATION THROUGHOUT
- DRIVEWAY & GARAGE

x3	x2	x3	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

The property is ideally situated on Link Road, a popular and established residential setting within Datchet. The village centre is within easy reach, offering a range of local shops, cafés and amenities, along with Datchet mainline station providing direct access into London Waterloo. Of particular note is the nearby park, within walking distance, which is well regarded by local families and offers children’s play areas, outdoor exercise equipment and open green space, ideal for dog walking and recreation.

Primary Schools

Datchet St Mary’s Church of England Primary School – approx. 0.5 miles
Wraysbury Primary School – approx. 1.5 miles
Eton Porny Church of England First School – approx. 1.8 miles
Clewer Green CofE First School – approx. 2.0 miles
Castleview Primary School – approx. 2.2 miles

Secondary/Grammar Schools

Churchmead School – approx. 0.7 miles
The Windsor Boys' School – approx. 1.8 miles
Windsor Girls' School – approx. 1.9 miles
Upton Court Grammar School – approx. 2.5 miles
Langley Grammar School – approx. 2.8 miles
Herschel Grammar School – approx. 3.0 miles

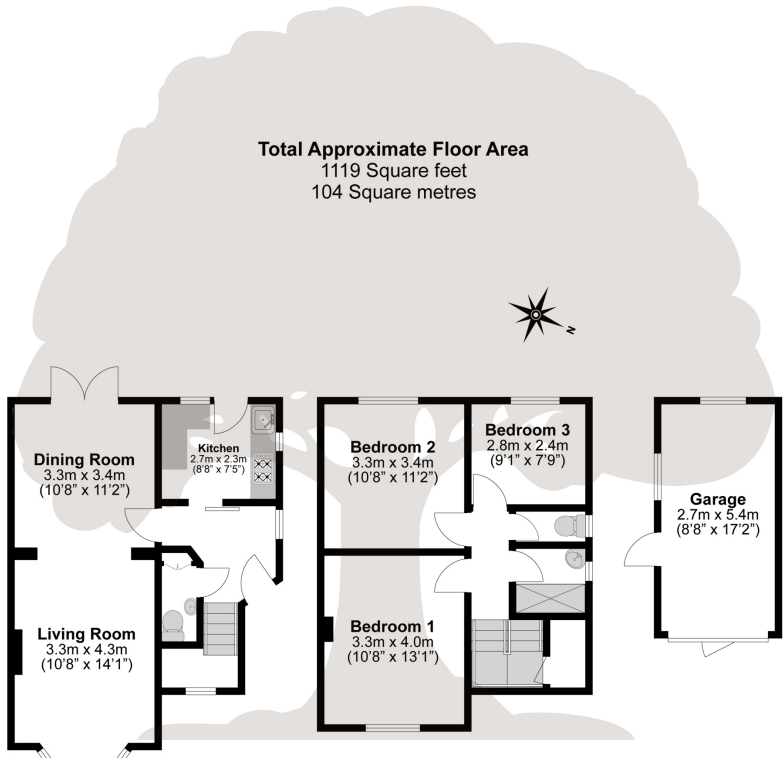
Transport Links

Datchet railway station – approx. 0.6 miles (direct services to London Waterloo)
Windsor & Eton Riverside railway station – approx. 1.8 miles
Slough railway station – approx. 2.5 miles (Elizabeth Line connections to London Paddington)
Heathrow Airport – approx. 6 miles
Easy access to the M4 motorway (Junction 5) and M25 motorway

Council Tax

Band E

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		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	77
EU Directive 2002/91/EC		