



29 Victoria Road, Eton Wick, Berkshire, SL4 6LY

Offers in excess of

£450,000



HORLER
DATCHET

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This charming two bedroom character cottage is being sold with No Onward Chain and benefits from three reception rooms, two bedrooms, two bathrooms, private rear garden and a newly installed home office. The home is very well presented throughout with a great mixture of original features, but with a modern finish. Located on a quiet and popular road within this semi-rural village, surrounded by meadows with great walking opportunities, amenities and transport links.



Front of property:

A brick wall enclosed garden with iron gate, paved path leading to the front door, otherwise being mainly shingled with a range of shrubs and flowers.

Entrance hall:

Through a glass panelled wood front door into the entrance hall with solid wood floor boards, radiator, stairs to first floor and door into:

Reception room one:

A bright living room with a three sided bay window over the front aspect, feature cast iron fire place with tile surround, solid wood flooring, radiator, TV and power points.

Reception room two:

A second reception room with solid wood floor boards, storage cupboard underneath the stairs, radiator, telephone and power points, door and arch opening into:

Kitchen:

An 'L-shaped' kitchen with a range of eye and base level cream units with a complimentary solid oak work surface, inset ceramic sink with drainer, integral oven with a four ring gas hob and extractor fan above, integrated appliances, small breakfast bar, skylight window, solid oak flooring, opening into:

Reception room three:

A great size family dining room with double patio doors to the rear garden and feature exposed brick walls, solid oak flooring, radiator, TV, power and telephone points. Door into:

Downstairs shower room:

A three piece white bathroom suite comprising of a double shower cubicle with glass sliding door, vanity wash hand basin with cupboards below, low level W.C, skylight window, extractor fan, chrome heated towel rail, tiled walls and flooring.

Stairs to first floor landing:

A staggered landing with loft access above and doors into:

Bedroom one:

A double bedroom with a great range of fitted wardrobes with a mixture of shelving and hanging space, two windows over the front aspect, radiator, TV and power points.

Bedroom two:

A second bedroom with large fitted wardrobes with sliding mirrored doors, hanging and shelving space, window over the rear of the property, radiator and power points.

Family bathroom:

A three piece white bathroom suite comprising of a tile enclosed bath with a shower and glass screen above, low level W.C, pedestal wash hand basin, frosted window over the rear aspect, radiator, tile flooring and partially tiled walls.

Rear garden:

An easy to maintain North-East facing rear garden with a paved patio directly behind the property, otherwise mainly laid to lawn with a path leading to the rear of the garden, flower bed borders and being timber fenced enclosed with rear access via the home office.

Home office/ outbuilding:

A newly installed wood outbuilding currently being used for a home office with bi-folding doors to the front, wood flooring, power, lighting and heating, with a further external door to the rear leading to the rear of the property.

General information:

Tenure: Freehold

Council tax: Band D - £1604pa

Legal note:


Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

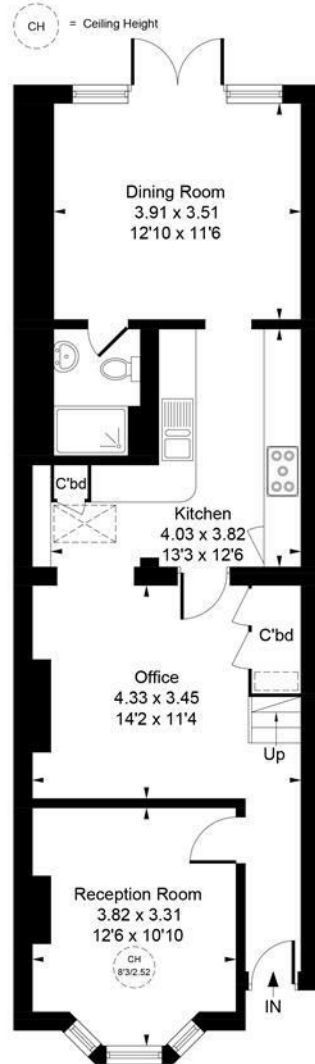




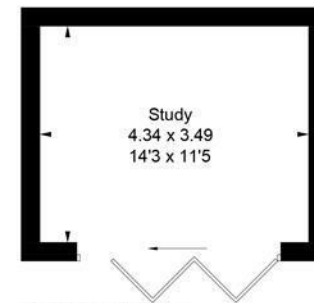
Approximate Gross Internal Area = 98.99 sq m / 1066 sq ft
 Outbuilding = 15.88 sq m / 171 sq ft
 Total = 114.87 sq m / 1237 sq ft



 = Reduced headroom below 1.5m / 5'0

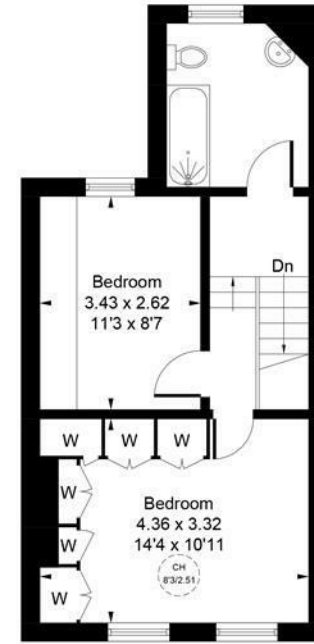


Ground Floor



(Not Shown In Actual Location / Orientation)

Outbuilding



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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