



12 Holmlea Walk, Datchet, Berkshire, SL3 9HZ

**£385,000**



**HORLER**  
DATCHET

## 12 Holmlea Walk, Datchet, Berkshire, SL3 9HZ

Offered to the market with No Onward Chain is this three bedroom end-terrace family home located within a quiet residential road under a mile from the Village Centre and train station. The property boasts having an easy to maintain North-West facing rear garden, detached garage, two reception rooms, upstairs bathroom with separate W.C and being ideally located close to amenities and motorway accesses.



**Front of property:**

A lawn front garden with a path leading to:

**Entrance:**

Through a wood from door into the entrance hall with two storage cupboards, stairs to first floor with cupboards below, doors into:

**Living room:**

A square living room with a window over the front aspect, radiator, grey wood effect laminate flooring, TV, telephone and power points.

**Kitchen:**

Fitted with a range of eye and base level wood units with a complimentary work surface, inset sink with drainer, integral oven with four ring hob and extractor fan above, space for freestanding appliances, wall mounted combi boiler, window over the rear aspect, grey wood effect flooring, partially tiled walls, opening into:

**Dining room:**

A spacious dining room with window over the rear aspect and external door to the garden, wood effect flooring, radiator, small storage cupboard and power points.

**Stairs to first floor landing:**

A bright landing with a window over the side aspect, loft access, two storage cupboards, doors into:

**Bedroom one:**

A double bedroom with a window over the rear aspect, space for freestanding furniture, wood effect laminate flooring, radiator, TV and power points.

**Bedroom two:**

A second double bedroom with a window over the front of the property, radiator, wood effect flooring, TV and power points.

**Bedroom three:**

A single bedroom with wood effect flooring, window over the front aspect, radiator and power points.

**Bathroom:**

A two piece white bathroom suite comprising of a panel enclosed bath with shower and glass screen above,

pedestal wash hand basin, tiled walls, tile effect flooring and a frosted window over the rear of the property.

**Separate W.C:**

Fitted with a low level W.C, frosted window over the rear aspect, tile effect walls and flooring.

**Rear garden:**

An easy to maintain North-West facing rear garden being mainly paved with a flowerbed border with a established tree, being timber fenced and brick wall enclosed with a rear access gate. Rear access into:

**Garage:**

A single garage with an up and over door with power and lighting.

**General information:**

Tenure: Freehold

Council tax: Band E - £1960pa

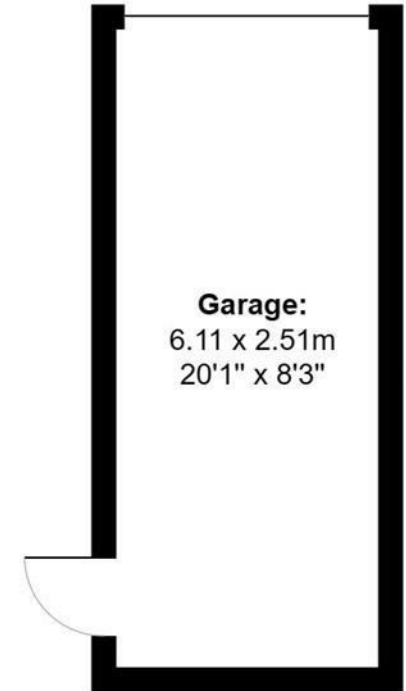
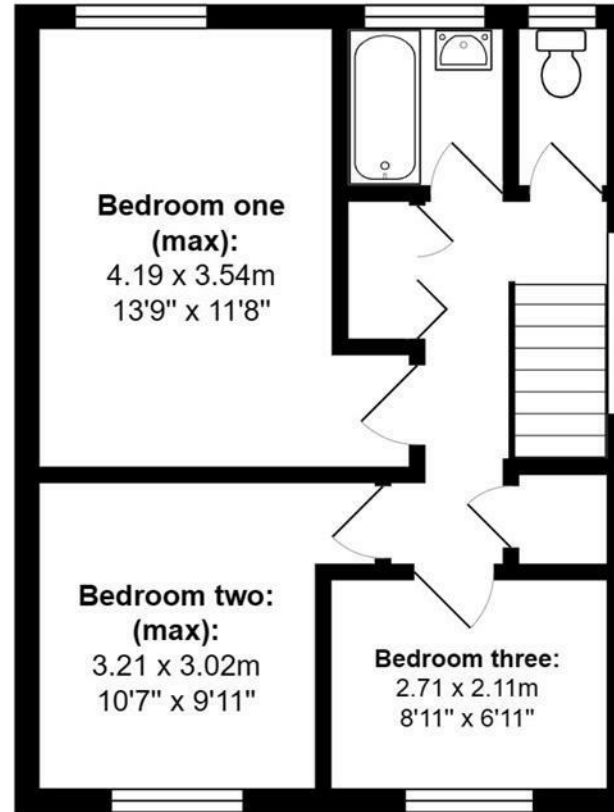
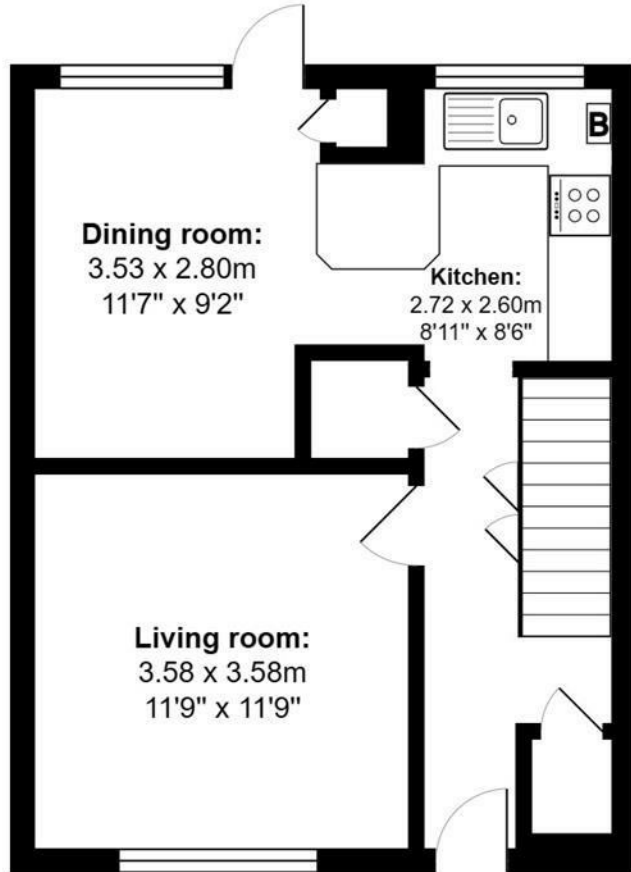
Please note: The grass verge to the side of the property is not included within the title of the property in question.

**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.\*\*







Total Area: 95.1 m<sup>2</sup> ... 1023 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.