



**Cricket House 46 London Road, Datchet, Berkshire, SL3 9JR**

Offers in excess of

**£700,000**



**HORLER**  
DATCHET



## Cricket House 46 London Road, Datchet, Berkshire, SL3 9JR

Offered to the market with No Onward Chain is this rarely available three DOUBLE semi-detached family home boasting ample off road parking and garage, a superbly maintained wrap around garden with great scope to extend S.T.P.P and being ideally located within a private cul-de-sac on the outskirts of the village centre. The property internally also comprises of two reception rooms, kitchen/ breakfast room, four piece bathroom and downstairs W.C.



**Front of property:**

A beautifully landscaped front garden being mainly laid to lawn with a range of established flower beds and bush borders, shingled off road parking for up to three cars and being timber fenced enclosed. Leading to:

**Entrance:**

Through a wood front door into the entrance hall with windows over the front and side aspect, doors into:

**Living room:**

A front aspect room with a rounded bay window, feature open burner fire place, radiators, TV, telephone and power points.

**Kitchen:**

An extended kitchen with a great range of fitted eye and base level wood units and a complimentary work surface, two inset sinks with drainers, space for freestanding appliances, integral oven, microwave and four ring hob, space for breakfast table, tile flooring and splash backs, windows over the front, side and rear aspects. Door into:

**Dining room:**

A lovely size dining room with doors leading directly onto the rear garden, feature open fireplace, radiator and power points.

**Downstairs W.C:**

A two piece suite comprising of a low level W.C and wall mounted wash hand basin.

**Stairs to first floor landing:**

A window over the side aspect, loft access and doors into:

**Bedroom one:**

A great size double bedroom with a range of fitted wardrobes with hanging and shelving space, rounded bay window over the front aspect, radiator and power points.

**Bedroom two:**

A second double bedroom with fitted wardrobes, window over the rear aspect, radiator and power points.

**Bedroom three:**

A third double bedroom with a window over the side of the property, recessed wardrobe, radiator and power points.

**Family bathroom:**

A four piece white bathroom suite comprising of a panel enclosed bath, single shower cubicle, pedestal wash hand basin, low level W.C, radiator and a frosted rear aspect window.

**Rear garden:**

A well manicured rear garden with a paved patio directly behind the property, otherwise being mainly laid to lawn with bush and flower bed borders, timber garden shed, wrapping back to the front garden.

**Garage:**

A single garage with double doors to the front with one parking space in front, external door from the garden, windows, power and lighting.

**General information:**

Tenure: Freehold

Council tax: Band F - £2434pa

**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.\*\*

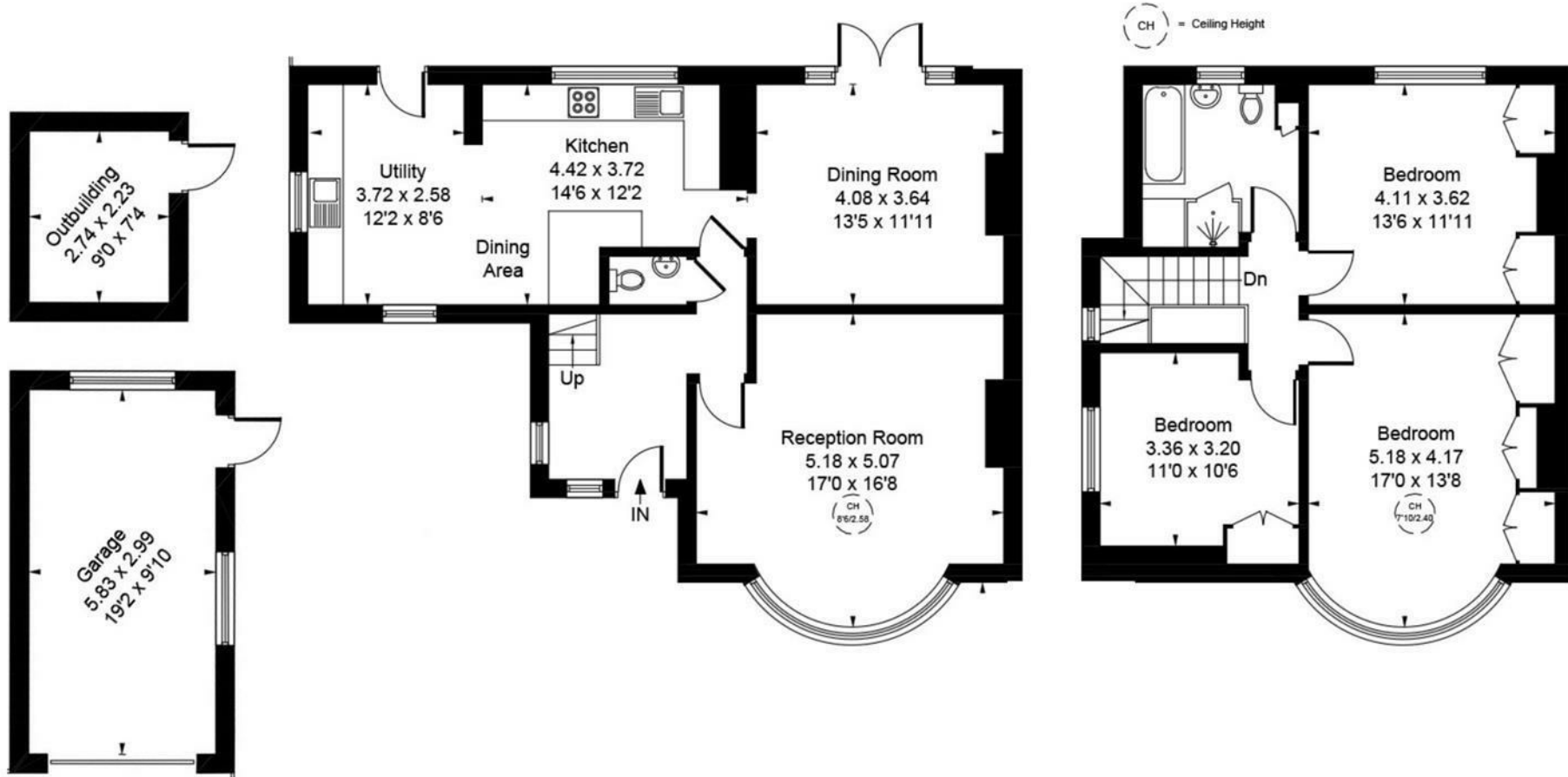












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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