



85b The Myrke, Datchet, Berkshire, SL3 9AB

Offers in excess of

**£525,000**



**HORLER**  
DATCHET



## 85b The Myrke, Datchet, Berkshire, SL3 9AB

We are delighted to bring to the market this pair of BRAND NEW BUILD semi-detached homes that have been very tastefully finished to a high specification throughout. The property externally boasts having ample off road parking for four cars and a West facing rear garden and internally comprises of a open plan lounge through dining room and kitchen, separate study, two double bedrooms with fitted wardrobes and feature lighting, two bathrooms and downstairs W.C.



**Front of property:**

A paved drive with ample space for up to four cars, timber fence enclosed with side access gate leading to the rear. Door into:

**Entrance hall:**

A spacious hall with storage cupboard housing a full CCTV system, tile flooring, opening into the living accommodation and doors into:

**Additional reception room:**

A spacious hall with storage cupboard housing a full CCTV system, tile flooring, opening into the living accommodation and doors into:

**Downstairs W.C:**

A two piece white suite comprising of a low level W.C and vanity wash hand basin with cupboard below, wall mounted mirror with LED back lighting, chrome heated towel rail, tiled walls and flooring.

**Living through dining room:**

An open plan lounge through dining room with windows over the side aspect and double patio doors to the rear garden, feature LED lighting with multicolour options, large square tile flooring, storage cupboard underneath the stairs, underfloor heating, TV, power and ethernet points. Opening into:

**Kitchen:**

A modern kitchen fitted with a range of eye and base level white gloss units with black edging and complimentary stone work surface, upstands and splash back, inset sink, integral Bosch appliances including oven with four ring gas hob and extractor fan above, slimline dishwasher, fridge / freezer and washing machine, ample power points and a further external door leading to the side access.

**Stairs to first floor landing:**

A modern glass and wood banister leading to a spacious landing with loft access and doors into:

**Bedroom one:**

A great size double bedroom with a range of fitted modern furniture with feature LED lighting, window over the rear aspect, TV, ethernet and power points, radiator and doors into:

**En-suite:**

A three piece modern bathroom suite comprising of a double shower cubicle with glass screen, vanity wash hand basin with drawers below and LED backlit mirror above, low level W.C, chrome heated towel rail, frosted window over the side aspect, tiled walls and flooring.

**Bedroom two:**

A second great size double bedroom with a range of fitted furniture with feature LED lighting, window over the front aspect, radiator, TV, power and ethernet points.

**Family bathroom:**

A three piece bathroom suite comprising of a panel enclosed bath with shower and screen above, vanity wash hand basin with drawer below, low level W.C, chrome heated towel rail, fitted medicine cabinet with LED lighting, shaver points, feature LED and spot lighting, frosted window over the side aspect, tiled walls and flooring.

**Rear garden:**

A mainly laid to lawn West facing rear garden with a small paved seating area directly behind the property, being timber fenced enclosed with a side access leading to the front of the property.

**General information:**

Tenure: Freehold

Council tax: TBC

10 Year build warranty

**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.\*\*

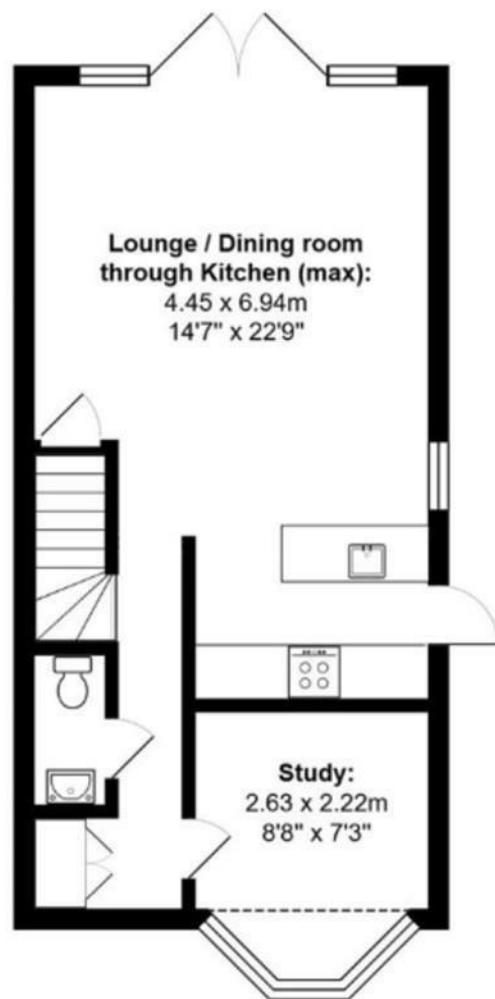












Total Area: 84.1 m<sup>2</sup> ... 905 ft<sup>2</sup>

All measurements are approximate and for display purposes only.