



SIMMONS & SON



Datchet Place, Slough, SL3 9EY

Offers In Excess Of £450,000 Freehold

This stunning two bedroom Victorian Cottage is centrally located in the village of Datchet and just a short walk from a range of shops, doctors surgery, schools and transport links (Waterloo Line).

The property has recently been refurbished and comes onto the market in an immaculate condition. The ground floor features two reception rooms, dining room and lounge with feature fireplace and an extended 12ft modern gallery kitchen.

The first floor includes the two bedrooms - the master bedroom benefiting from feature fireplace and the recently installed three piece family bathroom. Externally there is a side entrance which is accessed via a gate whilst the back garden is low maintenance with decking and lawn area.

This property would make for an excellent first time purchase or investment due to its convenient location and decorative order.



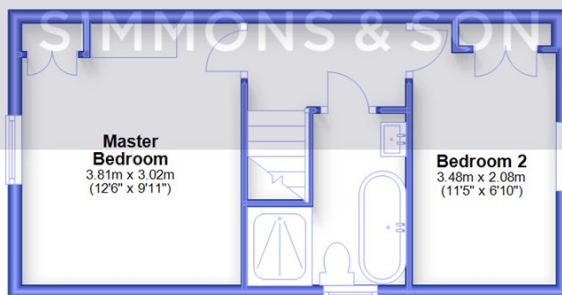
Datchet Place, Datchet Slough, Berkshire, SL3 9EY



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.
Plan produced using PlanUp.

- Two Bedrooms with Built In Storage
- Character Cottage
- Two Receptions With Feature Fireplaces
- Well Maintained Private Rear Garden
- 12ft Modern Gallery Kitchen
- Walking Distance to Train Station
- Immaculate condition Throughout
- Close to Local Schools, Parks & Amenities
- Council Tax Band : D
- EPC : D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
53	
England & Wales	
EU Directive 2002/91/EC	

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