



**12 Buccleuch Road, Datchet, Berkshire, SL3 9BP**

**£800,000**

 **HORLER**  
DATCHET

## 12 Buccleuch Road, Datchet, Berkshire, SL3 9BP

Offered to the market with No Onward Chain is this three bedroom, three reception room detached family home with further scope for extensions S.T.P.P, located within a residential private road moments from the village centre and transport links. The property has recently been redecorated and carpeted throughout and comprises of a fitted kitchen, two bathrooms, landscaped rear gardens and benefits from having off road parking and integral garage.



### **Entrance:**

A brick wall and gated enclosed front garden with concreted driveway, otherwise being paved with flower bed borders. Stepped entrance with a glass panelled, wood front door into:

### **Entrance hall:**

A spacious entrance hall with cupboards under the stairs, radiator, telephone and power points. Doors into:

### **Living room:**

A 17' long living room with a feature fireplace with stone surround, being triple aspect with windows over the side and front aspect and double patio doors to the rear garden, radiators, power and TV points.

### **Family room:**

A second reception room with a feature fireplace, three sided bay window over the front aspect, radiator and power points.

### **Downstairs shower room:**

A three piece white suite comprising of a low level W.C, single shower cubicle, vanity wash hand basin, tiled flooring and walls, radiator and frosted window over the rear aspect.

### **Dining room:**

A third reception room benefitting from having been extended and a sliding patio door into the rear garden, power points and radiator. Door into:

### **Kitchen:**

A fitted kitchen with a range of eye and base level wood units with a complimentary work surface, inset sink with drainer, integrated appliances, integral oven with four ring hob and extractor fan above, recessed pantry, recess housing the boiler, tile splash backs, tile effect flooring, external door to the side access and a window over the rear aspect. Internal door into:

### **Garage:**

A single garage with an up and over door, windows over the side aspect, lighting and power points.

### **Stairs to first floor landing:**

A bright landing with a window over the rear aspect, loft access and doors into:

### **Bedroom one:**

A double bedroom with a three sided bay window over the front aspect, recessed double wardrobe with hanging space, fitted range of wardrobes and drawers, radiator, TV and power points.

### **Bedroom two:**

A second double bedroom being double aspect with windows over the front and rear aspects, space for freestanding furniture, radiator, TV and power points.

### **Bedroom three:**

A single bedroom with a front aspect window, radiator and power points.

### **Store:**

Currently acting as a store room which could suit a small office space with a window over the rear aspect and power points.

### **Bathroom:**

A three piece bathroom suite comprising of a panel enclosed bath, pedestal wash hand basin, low level W.C, storage cupboard, partly tiled walls and a frosted window over the rear aspect.

### **Rear garden:**

A mature and established rear garden being mainly laid to lawn with a paved patio directly behind the property, otherwise having numerous flourishing flowerbeds with a range of shrubs and trees, timber garden sheds, being timber fenced enclosed with side access on both sides of the property leading back to the front.

### **General Information**

Tenure: Freehold

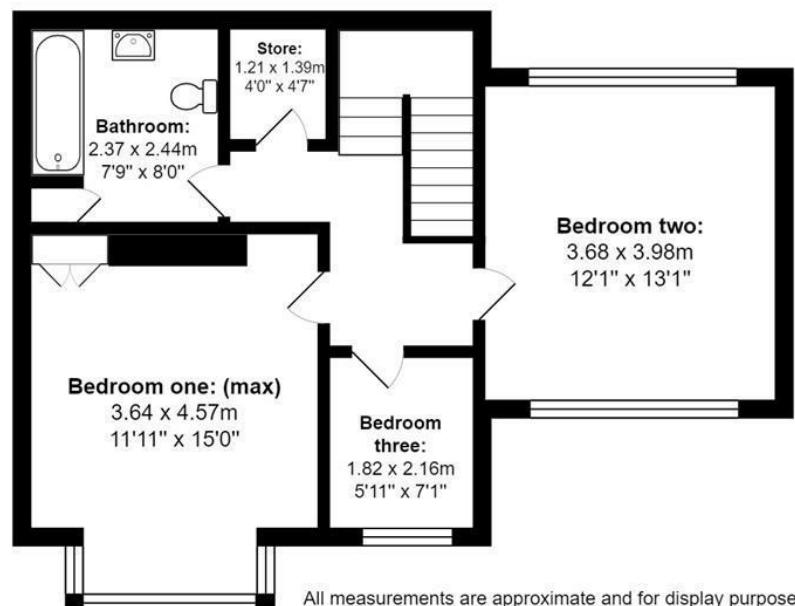
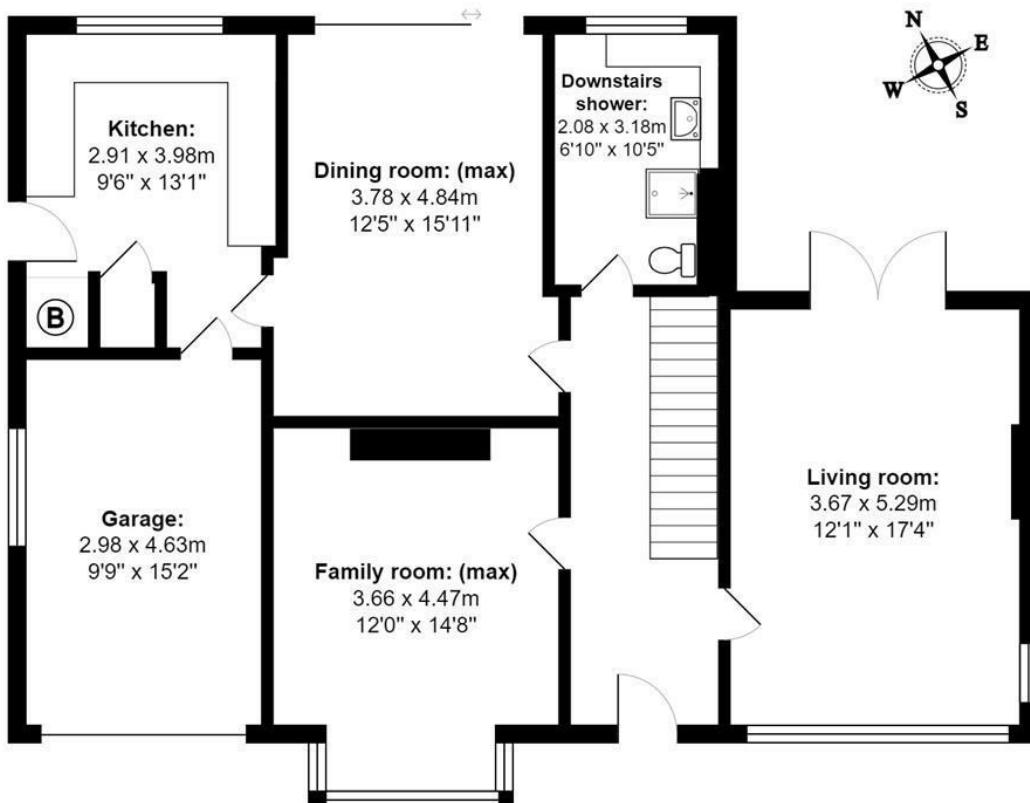
Council Tax : G - £2539

### **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.\*\*







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All measurements are approximate and for display purposes only.

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