

**The Chimneys 55 London Road Datchet Berks SL3 9JY**

**A detached property located in a prime residential area just outside Datchet Village. The property has been operated as an HMO (house in multiple occupation) but may also be converted back to a significant family home subject to all relevant consents.**



The accommodation arranged over two floors comprises ten rooms, five ensuites, family bathroom, family shower room, kitchen, utility area, partial garage/store. The property features a large established rear garden and driveway parking to the front.

### London Road SL3

Approximate Gross Internal Floor Area = 230.32 sq m / 2479.18 sq ft

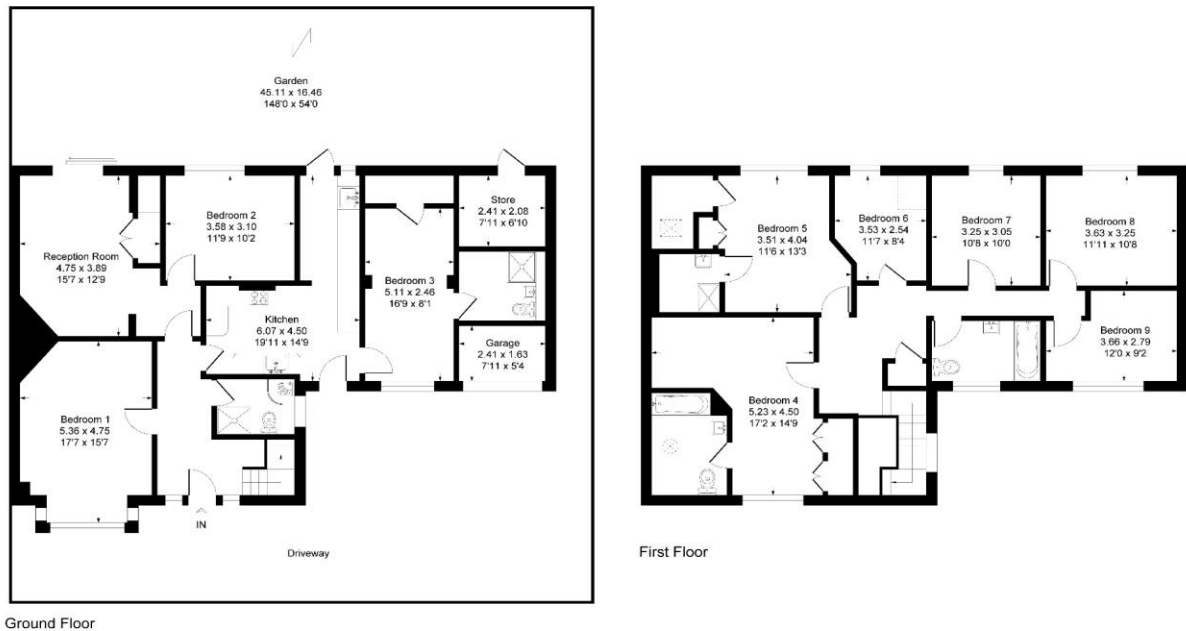


Illustration for identification purposes only, measurements are approximate, not to scale.

**EPC (asset ratings)** 56 D (copy of certificate available on request).

**PLANNING HISTORY & LICENSING** We recommend interested parties refer to the planning history which can be found using the planning portal <https://publicaccess.rbwm.gov.uk/> using addresses 55 London Road Datchet SL3 9JY & The Chimneys 55 London Road Datchet SL3 9JY

We understand that there is currently no HMO licence or planning consent for a large HMO. We recommend that you discuss the current situation with ourselves before proceeding further.

**TENANCY.** The premises is currently used for emergency housing albeit that the property may be sold subject to vacant possession. Further details are available on request.

**PRICE GUIDE.** £1,175,000 subject to contract. For the avoidance of doubt this is an asset sale.

**VIEWING** Strictly by appointment via Focus Commercial, telephone 01753 770124. [kevin.nee@focuscommercial.com](mailto:kevin.nee@focuscommercial.com)

**LIMITATIONS** Measurements are for guide purposes only and are offered for the purpose of assisting any prospective purchaser in deciding whether to visit the property. Some sizes are taken from historic documents and are not guaranteed. Please also check the licensing, environmental, highways and building control matters applicable to the property.