

PROPERTY AGENTS

**JP**Knight



Kentwood Close, Cholsey OX10 9NQ



## Kentwood Close, Cholsey

A delightful family home tucked away in a private corner of this small cul-de-sac with three parking spaces (two accessed via electric gates) and a secluded west facing rear garden with a paved terrace and lawn.

Accommodation comprises three bedrooms and a bathroom on the first floor whilst the ground floor has a spacious living room with a fireplace and log stove, 17' double aspect kitchen/breakfast room, conservatory and WC. It is ideally located in the heart of the village with close proximity to the village amenities and train station with direct access to London Paddington in under an hour.

## Tenure - Freehold

The property is double glazed throughout with electric radiators.  
Accommodation

Front door to:

Entrance Area: Stairs to landing. Open to:  
Sitting Room: 17' x 11'4" Window to front, fireplace with a log stove on a tiled hearth and wooden mantel, under-stair cupboard, electric radiator.

Kitchen/Breakfast Room: 17'2" x 8'9" Double aspect with window to side, casement door and patio doors to conservatory, range of storage units, worktops, electric hob, extractor hood, double electric oven, dishwasher, space for fridge freezer and washing machine. Electric storage heater.





Cloakroom: Fitted with a white two-piece suite including basin vanity unit, tiled floor, down lighters.

Conservatory: 14' x 8'3 Set on a brick plinth there is a glass roof, wood floor, electric panel heater, door to garden.

Stairs to Landing: Loft access, electric panel radiator.

Bedroom 1: 11'5 x 11' Window to front, range of wardrobes, electric radiator.

Bedroom 2: 10'8 x 9' (excl. door) Rear aspect and electric radiator.

Bedroom 3: 8'9 x 8' Window to front, currently fitted with a range of wardrobes to create a dressing room.

Bathroom: Window to rear, white three-piece suite including a basin/vanity unit and 'P' bath with shower and screen, tiling, wood style floor, downlighters.

Outside

To the front the property has a shared block paved drive with a parking space to the front and two further spaces through secure electric gates at the side.

The rear garden is a lovely feature facing west with a paved terrace to the rear and side of the house leading to an established lawn. There are shrubs in a side bed and it is enclosed by timber fencing with a side gate to the parking area.

Garden Shed: 11'8 x 7'8 Light and power.



**Directions**

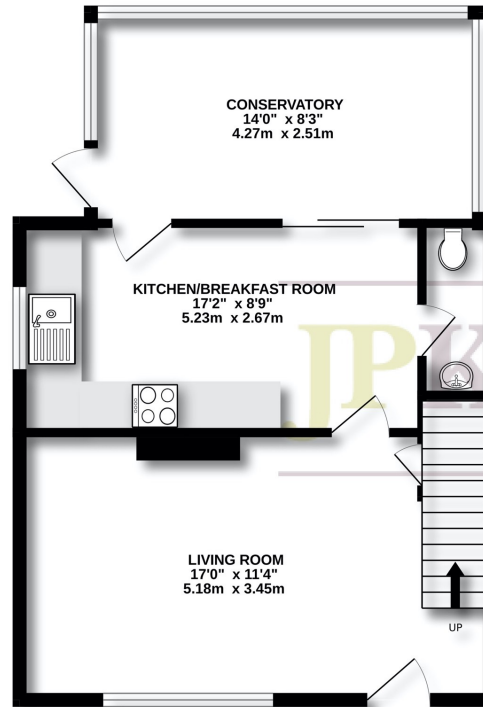
Turn left from our offices into St Martin's Street, proceed through the Market Square and onto the Reading Road. At the roundabout take the 3<sup>rd</sup> exit then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the twin mini roundabouts onto Station Road. Turn left onto Crescent Way then right onto Kentwood Close where the property can be found at the top on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

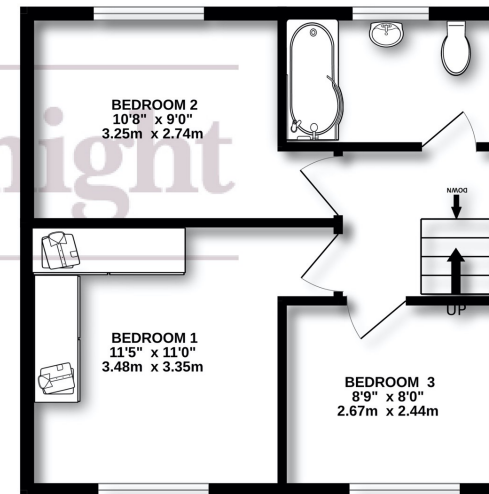
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



**GROUND FLOOR**



**1ST FLOOR**



TOTAL FLOOR AREA: 950 sq.ft. (88.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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