

PROPERTY AGENTS

**JP**Knight



West End, Cholsey OX10 9LP



## West End, Cholsey

Ideally located in this quiet and popular no-through residential road within close proximity of the village shops and amenities, recreation ground and Pavilion and train station is this well-presented modern family home which has been updated by the current owners to a very high standard.

Accommodation comprises a spacious entrance hall leading to a living room with a bay window and fireplace, kitchen/dining room, utility/study and WC. On the first floor are three bedrooms and a shower room.

The rear garden faces southeast with a large patio and established lawn. There is a gravel driveway to the front with parking for three cars leading to a garage.

The property is double glazed throughout with gas central heating to radiators.

## Tenure - Freehold

Entrance Hall: Radiator, stairs to landing.

Living Room: 12'6 x 13'9 Bay window to front, chimney breast with fireplace recess, parquet flooring, radiator.

Kitchen/Dining Room: 18'8 x 9'5 Two windows to rear, range of storage units and worktop, space for dishwasher, fridge/freezer, single oven with extractor hood above, parquet and tiled floor, under-stair storage cupboard, radiator.

Utility/Study: 11'6 x 6'9 Sliding doors and window to garden, tiled floor, painted exposed brick wall, radiator.

Cloakroom: Window to rear, two-piece suite, tiled floor, radiator.





Stairs to landing: Window to side, loft access, airing cupboard.

Bedroom 1: 11'9 x 10'10 Window to front, fitted wardrobe, radiator.

Bedroom 2: 12'3 x 9'1 Window to rear, fitted wardrobe, radiator.

Bedroom 3: 9'1 x 7'6 Window to front, radiator.

Shower Room: Double aspect, white three-piece suite including large walk-in shower, vanity storage cupboard, chrome radiator, part-tiled walls.

Outside

The rear garden faces southeast with a large paved patio leading to an established lawn with a sleeper edged border, storage shed, timber fence and brick wall boundary.

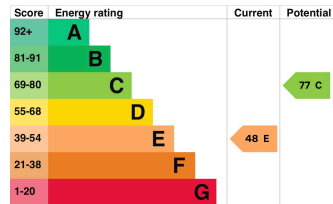
To the front there is a spacious gravel driveway with parking for three cars leading to the garage and covered porch to the front door.

Garage: 10'5 x 17'1 Up and over door, side door, light and power.



**Directions**

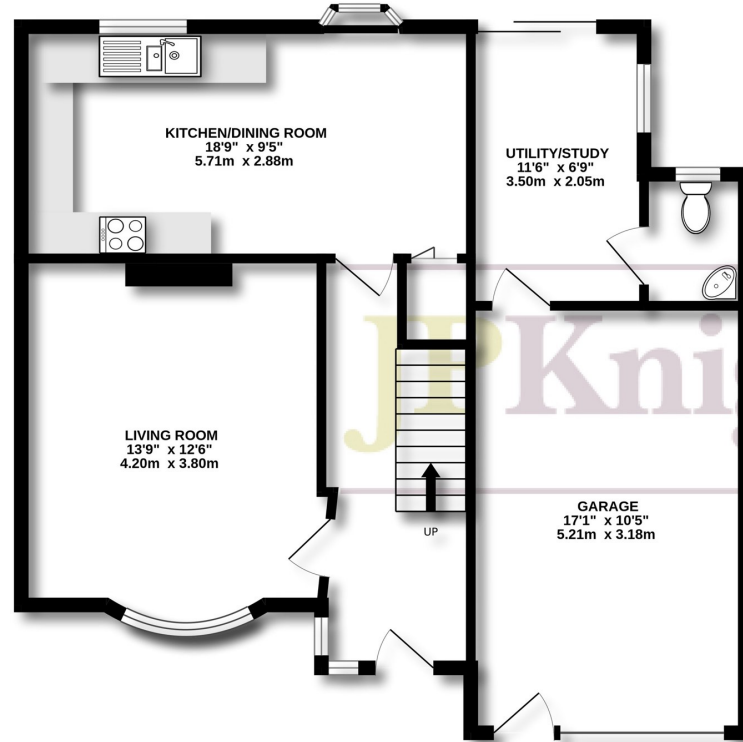
Turn left from our offices into St Martin's St, follow this through the Market Place and into Reading Road, to the roundabout and turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the next roundabout into Station Road. then left into Sandy Lane and bear right into Sandy Lane, the property is found at the bottom on the right hand side.



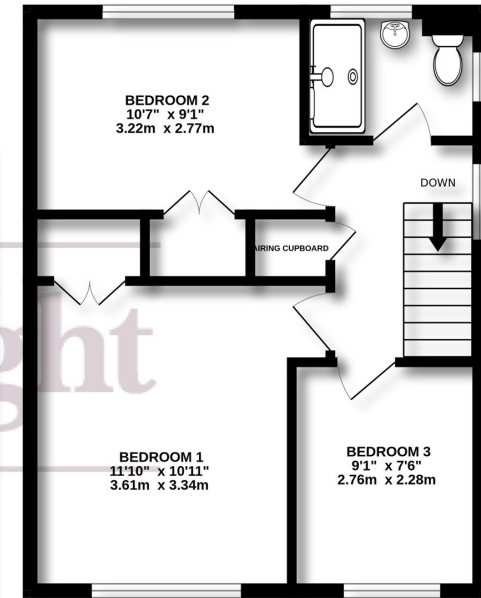
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 1001sq.ft. (93.0 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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