



Emmens Close, Checkendon RG8 0TU



Emmens Close, Checkendon

A beautifully finished home built in 2022 to a high specification and situated in a private corner at the end of a cul-de-sac abutting countryside.

It comprises 3 bedrooms, 2 bathrooms, a cloakroom, sitting room and a stylish and well equipped kitchen/breakfast room.

There is ample parking on the gravel drive at the front whilst to the rear a private southwest facing garden.

Checkendon is a delightful village set on the edge of the Chilterns surrounded by beautiful countryside, the nearby A4074 provides good access to both Reading and Oxford.



Tenure - Freehold

Accommodation

The property is double glazed and has an air source heat pump providing central heating via under floor heating/radiators.

Pillared entrance porch with paved step, front door with double glazed inset to:

Entrance Hall: Wood style floor, stairs to landing with cupboard below, large airing cupboard.

Cloakroom: Fitted with a white 2-piece suite, window, wood, style floor and down lighters.

Kitchen/Breakfast room: 13'8 x 9'5 Window to the front, range of storage units with wood worktops and sink unit. Integrated induction hob with glazed backplate and extractor fan, double electric oven, fridge and freezer, dishwasher and washing machine. Wood style floor with under heating, down lighters.





Sitting Room 16' x 13'10 A bright room overlooking the garden with a window and French doors to the rear and a side window, underfloor heating.

Stairs to 1st Floor Landing: Radiator, loft access, airing cupboard with slatted shelves and radiator.

Bedroom 1: 14'6 x 11' Window to the front, radiator, down lighters.

En Suite Shower Room: White 3-piece suite, tiling, wood style floor, chrome radiator, window and down lighters.

Bedroom 2: 11'6 x 9'2 Window to rear, radiator.

Bedroom 3: 11'1 x 7'7 Window to the front, radiator.
Bathroom: White 3-piece suite with tiling and wood style floor, chrome radiator, down lighters and window.

Outside

To the Front: Large gravel driveway with picket and timber side fencing.

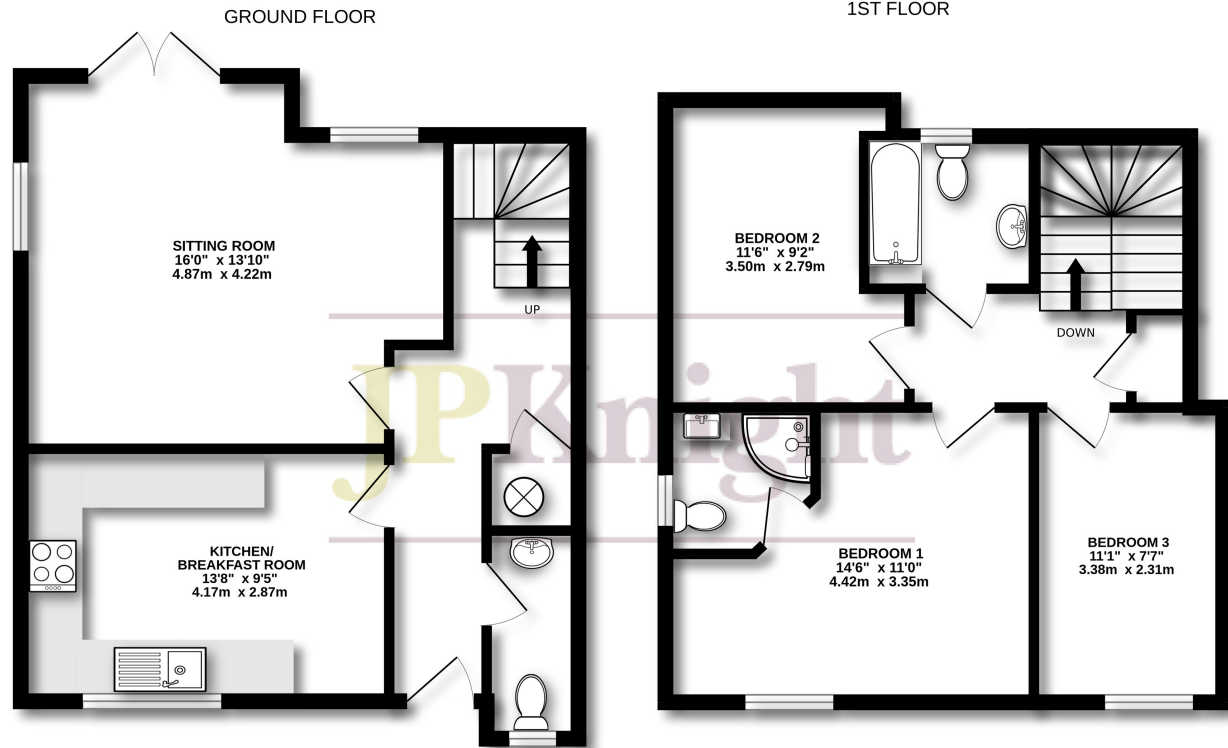
Rear Garden: Abutting open countryside, it offers a high-level of seclusion with a paved terrace, leading to an area of lawn with side passage to the front. Outside lighting and power points.



Directions:

Leave Wallingford heading south on the Reading Road, at the roundabout turn left onto Nosworthy Way, continue to the next roundabout and turn right onto the A4074. Continue for 4.5 miles and turn left signposted Checkendon, follow this road for a mile turning right into Whitehall Lane, the first right is Emmens Close. The property is at the end on the left.

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	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.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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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