



Reading Road, Cholsey OX10 9HJ



Reading Road, Cholsey

A delightful Victorian property with a private garden and double width carport: set on the edge of Cholsey Meadows it is within walking distance of the train station. The accommodation includes 3 double bedrooms, bathroom, 2 reception rooms with fireplaces, cloakroom, utility and a 17'10 kitchen/breakfast room. In lovely order there are fitted plantation shutters and 2 log burning stoves.

Accommodation

The property is double/triple glazed and has gas central heating to radiators.

Tenure - Freehold

Entrance Hall: Window with plantation shutters to the front, radiator, stairs to landing.

Sitting Room: 13'10 x 10'8 Double aspect with a window to the front and French doors to the side (with plantation shutters), fire place with a log stove on marble hearth, picture rail, two radiators.

Dining Room: 12'10 x 11' Window with plantation shutters to front, radiator, a fireplace with a log stove on marble hearth, picture rail.

Kitchen/Breakfast Room: 17'10 x 10'2 Sash window with plantation shutters and door to garden, two radiators, range of storage units, stone effect work tops, gas hob, extractor hood above, double electric oven, dishwasher, fridge/freezer, wood style floor, under stair storage cupboard.





Utility Room: 5'7 x 5'1 Worktop, space for washing machine, wood style floor, gas boiler, window with plantation shutters, radiator.

Cloakroom: White 2-piece suite, window to rear, wood style floor, radiator.

Stairs to Landing: Fitted shelving, radiator, loft access, internal window.

Bedroom 1: 13'10 x 10'8

Window with plantation shutters to side: radiator.

Bedroom 2: 9'10 x 9'6

Sash window with plantation shutters to rear, fireplace with cast iron inset, radiator.

Bedroom 3: 13' x 9'8

Window with plantation shutters to front, radiator, fireplace and chimney hearth.

Bathroom: White 3-piece suite with bath and shower above, tiling, wood style floor, window with plantation shutters, chrome radiator.

Outside

Front Garden: Enclosed by wall and yew hedge, there are two areas of lawn with gated path to front door, border side and front beds.

Side Garden: Terrace with small area of lawn, trellis with climbing roses.

Rear Garden: Offering a good deal of privacy it features a central lawn with a wall to one side and occasional planting of shrubs and plants. There is a paved pathway that leads from the back door to the carport.

Double Carport: 16'4 x 17'8



Directions

Turn left from our office and follow the road out of town and onto the roundabout, continue straight across onto the A329. Take the first turning into Cholsey Meadows, the property is immediately on the right.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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 APPROX. FLOOR AREA 1076 SQ.FT. (100.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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