

PROPERTY AGENTS

JPKnight



Kentwood Close, Cholsey OX10 9NQ



Kentwood Close, Cholsey

Set in the corner of this small cul-de-sac close to the train station and shops, a superbly presented family home with both driveway parking at the front and a garage to the rear. There are 3 bedrooms, stylish bathroom, 17' sitting room and a 19'10 kitchen/breakfast room opening to a large conservatory: to the rear is a west, northwest 70' rear garden.

Accommodation

The property has electric storage heating and is double glazed throughout.

Tenure - Freehold

Entrance Porch:

Double glazed with tiled floor.

Lounge: 17'1 x 11'4

There is a picture window to the front, Karndean wood style floor, electric storage heater and stairs to landing with cupboard under.

Kitchen/Breakfast Room: 19'10 x 8'9

Window to side, range of storage units with quartz worktops, electric ceramic hob with extractor hood above, double electric oven, microwave, dishwasher, washing machine (Bosch appliances).

Karndean wood style floor, electric storage heater, space for fridge freezer, casement and patio doors to:





Conservatory: 16'6 x 9'
 Set on a brick plinth with a glass roof and French doors to garden: tiled floor, electric panel heaters.

Stairs to Landing:
 Loft access, electric storage heater.

Bedroom 1: 12'1 x 9'
 Window to rear, electric storage heater.

Bedroom 2: 11'5 x 10'1
 Window to front, electric panel heater and airing cupboard

Bedroom 3: 9' x 8' (L shaped)
 Window to front, electric storage heater, over stair cupboard.

Bathroom:
 White 3-piece suite that includes a bath with shower above, tiled walls and floor, window, electric heater, down lighters.

Outside
 Driveway to the front, brick and timber fences to the sides.

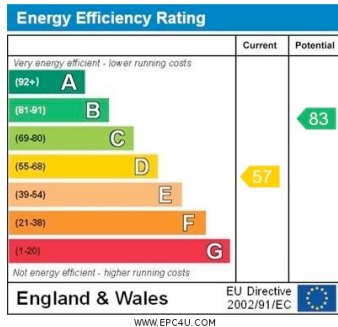
Garden: A lovely feature facing west, northwest and extending to a maximum of 70'. It features a paved terrace, areas of lawn with pathway to a further seating area. There is timber fencing, a side gate to front and door to the garage.

Garage: 19' x 10'9
 Up/over door and rear door to the garden.

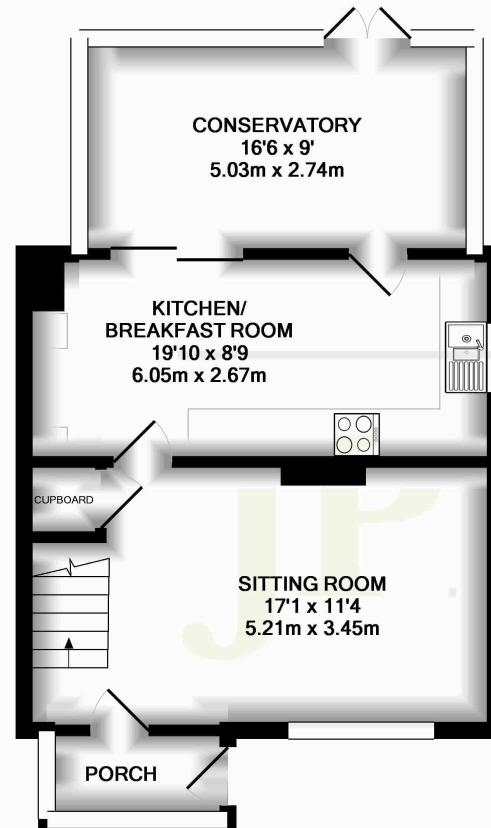


Directions

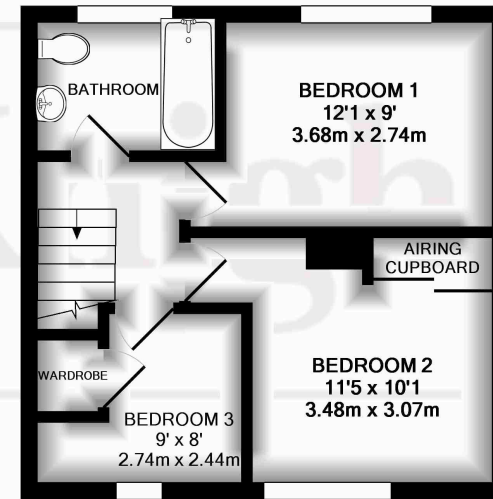
Turn left from our offices into St Martin's St, proceed out through the town and onto the Reading Road. At the roundabout take the third exit onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the twin mini roundabouts (by Tesco) past into Station Road. Turn first left into Crescent Way, then right onto Kentwood Close.



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 APPROX. FLOOR AREA 840 SQ.FT. (78.0 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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