



Kentwood Close, Cholsey OX10 9NQ



Kentwood Close, Cholsey

A superbly appointed home with stunning 24' kitchen/breakfast room, sitting room with log stove, 2 double bedrooms and a luxury bathroom: set in a small cul-de-sac in this popular village it is close to the train station and shops. There is driving parking for 2 cars at the front and an enclosed 31' garden with timber studio to the rear.

Accommodation

The property is double glazed and has electric storage heaters and a log burning stove.



Tenure - Freehold

Front Door to:

Sitting Room: 12'8 x 11'8

The room features a fireplace with white surround, tiled hearth and log stove: window to the front, wood floor, and features a suspended ceiling with pelmet and down lights. Stairs to landing with cupboard under.

Kitchen/Breakfast Room: 24' x 15'6 max.

Comprehensively equipped with an attractive range of storage units, worktops, induction hob, extractor hood, double electric oven, dishwasher, fridge/freezer, washing machine, tumble drier & wine fridge. Down lighters, larder cupboard.





Stairs to Landing: Loft access.

Bedroom 1: 12'5 (exc wardrobe) x 10'4
Front aspect, wide wardrobe with sliding doors, shelved cupboard.

Bedroom 2: 16'5 x 9'5
Window to rear with fitted seat and storage below: electric storage heater, down lighters, cupboard.

Bathroom: 12'5 x 6'
Beautifully fitted with a white suite including a tile enclosed bath and twin hand washbasins, tiling, chrome radiator, down lighters, window.

Outside

To the front there is a 'cobble' effect drive with space for 2 cars.

Rear Garden: An attractive feature it extends 31' in length and has a timber deck and path to the rear with an area of artificial lawn and a raised side border. Enclosed by timber fencing there is gated rear access.

Studio/Store: 15'4 x 9'7
Twin glazed doors open to the front, power.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epca4u.com		

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.

