





## West End, Cholsey

A lovely detached family home, beautifully presented and set in an established residential area close to the shops in the village centre and just moments from the train station. The property has 3 bedrooms and a useful loft room, 2 bathrooms whilst the ground floor has an entrance hall, sitting room, cloakroom and a superb 19'4 kitchen-breakfast room. Outside there is a large gravel drive, detached garage and a delightful low maintenance garden.

The property has gas central heating and is double glazed.

## Tenure - Freehold

Accommodation

Entrance Hall: 10'7 x 9'5 Stairs to landing with cupboard under: wood style floor, radiator.

Cloakroom:

White 2-piece suite, tiling, wood style floor, window, radiator.

Kitchen/Breakfast Room: 19'4 x 10'9 max.

Window and French doors to rear, it is fitted with a range of storage units, wood worktops, Cuisinmaster range cooker, extractor hood, dishwasher and fridge/freezer. Radiator, gas boiler, spotlighting: wood style floor, space for washing machine.

Sitting Room: 15'11 x 15'7 (L shaped)

Picture window to the front: radiator.





Stairs to Landing: Window to side, airing cupboard.

Bedroom 1: 12'8 (excl. wardrobe) x 9'9  
Rear aspect, wardrobe and radiator.

En Suite Shower Room:

White 3-piece suite including tiled shower cubicle, part tiled walls, window, down lighters, radiator.

Bedroom 2: 9'9 x 8'8 (excl. wardrobe)  
Window to front, wardrobe, radiator.

Bedroom 3: 9'9 x 7'7  
Window to front, radiator, stairs to loft room.

Bathroom: White 3-piece suite including a corner bath with shower and screen, part tiled walls and tiled floor, window, radiator.

Loft Room: 20' x 10'1 (measurements at floor level)  
Four Velux windows, radiator, eaves cupboard. There is a height of 5'10 at the apex.

Outside

To the Front:

There is a spacious gravel drive with an area of paving by the front door. To the front boundary there is an established hedge with a flower border by the house.

Detached Garage: 17'4 x 9'2

Up/over door, light and power: side door to the garden.

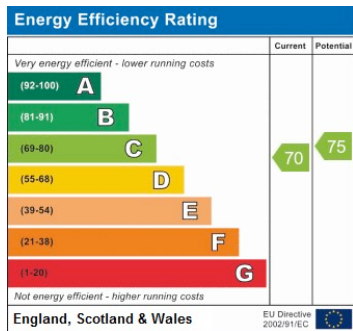
Rear Garden

An attractive feature the garden faces east and is low maintenance. Mainly decked with established plant and shrub borders, a balustrade divides the rear section with a step up. Pergola, timber fence, side gates and an area of paving.



### Directions

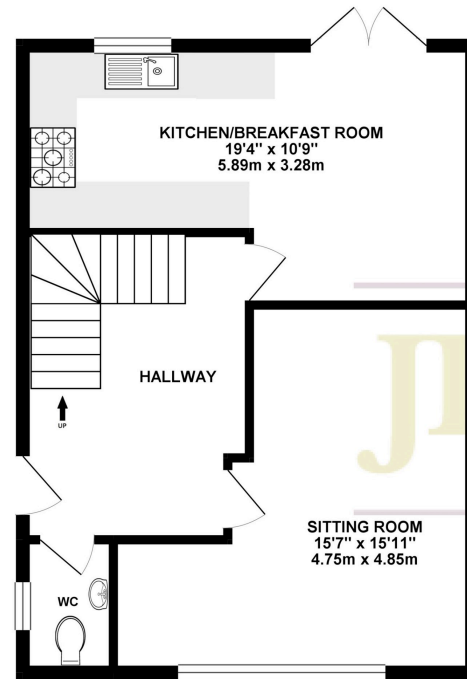
Turn left from our office and follow through the Market Place along the Reading Road to the large roundabout and turn right, then at the next roundabout turn left into the Wallingford Road. Follow this to the centre of Cholsey and turn left at the mini roundabout: at the twin roundabouts turn right onto Station Road. Follow along and turn right just before the station itself into West End, the property is on the right hand side.



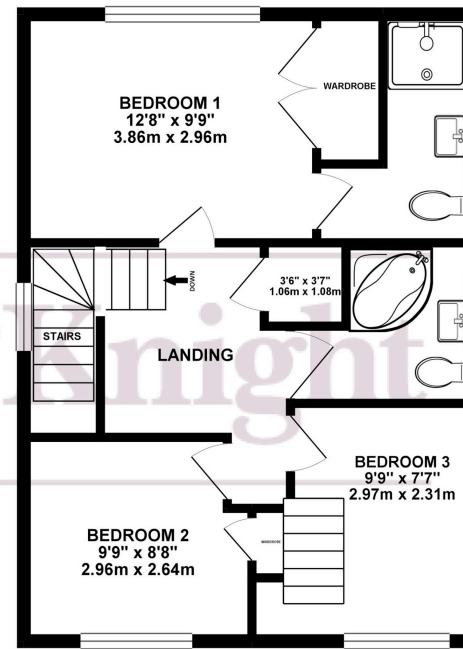
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



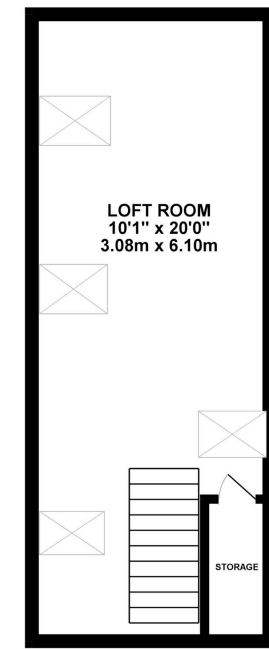
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1044.10sq. ft. ( 97.00 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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