



7 Kentwood Close, Cholsey OX10 9NQ



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A lovely family home tucked away in a private corner of this small cul-de-sac with 3 parking spaces, 2 accessed via electric gates and a secluded rear garden with a paved terrace. The accommodation comprises 3 bedrooms and a refitted bathroom to the first floor whilst the ground floor has sitting room with fireplace and log stove, 17' kitchen/breakfast room, cloakroom & double glazed conservatory. It is close to the train station and the shops in the village centre.

The property is double glazed throughout.

Tenure - Freehold

Accommodation

Front door to:

Entrance Area: Stairs to landing, open way to:

Sitting Room: 17' x 11'4

The room has a fireplace with a fitted log stove on a slate hearth, picture window to the front. Wood style flooring and under-stair cupboard.

Kitchen/Breakfast Room: 17'2 x 8'9

A double aspect room with a side window and casement door and patio doors through to the conservatory, range of storage units, worktops, electric hob, extractor hood, double electric oven, dishwasher and further appliance space. Electric storage heater.





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

Conservatory: 14' x 8'3

Set on a brick plinth there is a glass roof, wood floor, electric panel heater, door to garden.

Stairs to Landing: Loft access.

Bedroom 1: 11'5 x 11' The room is fitted with a range of wardrobes, airing cupboard, window out to the front and cupboards with shelving above.

Bedroom 2: 10'8 x 9' (excl. door) Rear aspect and electric panel heater.

Bedroom 3: 8'9 x 8' Window out to the front.

Bathroom: Refitted with a white 3-piece suite including a 'P' bath with shower and screen, tiling, wood style floor. Window and down lighters.

Outside

Front:

The property has a shared block paved drive with a parking space in front of the house and 2 further spaces through the electric gates at the side.

Rear Garden:

A lovely feature facing westerly there is a paved terrace to the rear and side of the house leading to a well maintained area of lawn. There are shrubs in a side bed, it is enclosed by timber fencing with a side gate.

Garden Shed: 11'8 x 7'8 Light and power.



Directions

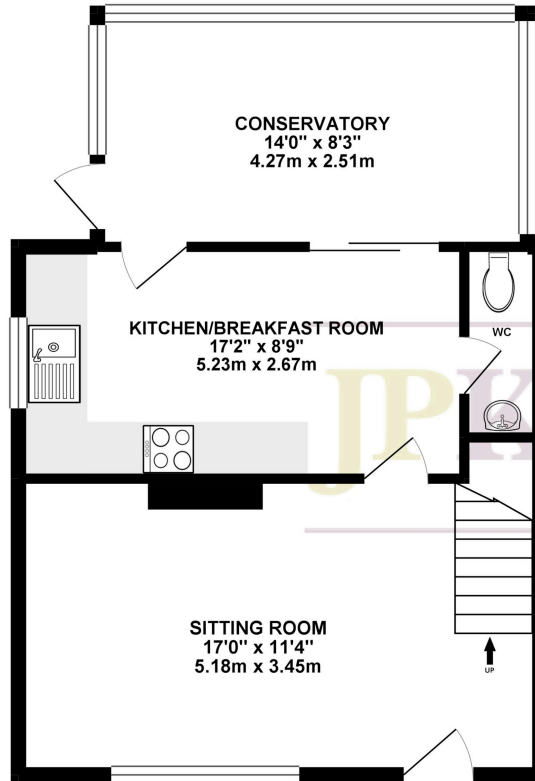
Turn left from our offices into St Martin's St, proceed out through the town and onto the Reading Road. At the roundabout take the third exit onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the twin mini roundabouts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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

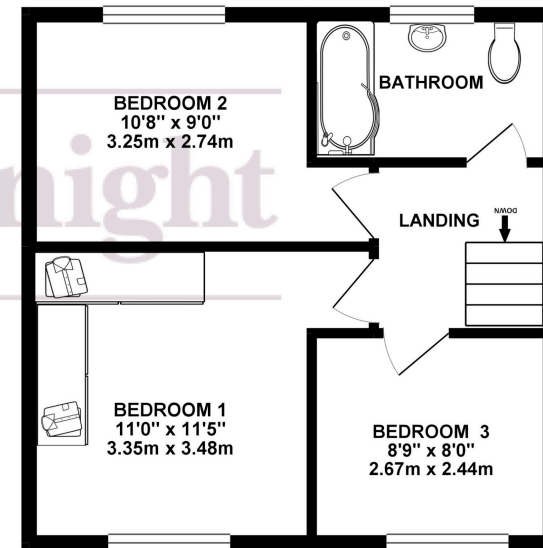
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 839.59sq. ft. (78.00 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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