



Laurel Close, Chalgrove OX44 7RE





## Laurel Close, Chalgrove

Set in this established residential cul-de-sac close to the village centre, a lovely family home with a secluded, south-east facing rear garden and garage in a nearby block. The property comprises two double bedrooms and a bathroom whilst the living space features a sitting room with stone fireplace and an open plan kitchen-breakfast room to the rear that opens out to the garden.

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



## Tenure - Freehold

Accommodation

Enclosed entrance porch: Wood floor, window to front, cloaks cupboard.

Sitting Room: 14'11 incl. stairs x 14'6

Full width window to the front: stone fireplace, wood floor, two radiators, stairs to landing.

Kitchen/Breakfast Room: 14'11 x 10'3

French doors flanked by windows to the garden, range of storage units with worktops, stainless steel sink, electric ceramic hob, extractor hood, double electric oven. Space for washing machine, dishwasher and fridge freezer: tiled floor, radiator, gas boiler.







Landing:  
Airing cupboard housing hot water tank, shelving.

Bedroom 1: 11'9 x 11' 4  
Full width window to the front: wood style floor, two radiators, over-stair cupboard.

Bedroom 2: 9'11 x 9'9  
Window overlooking the garden: wood style floor, radiator.

Bathroom: Fitted with a white 3-piece suite comprising panelled bath with shower unit and screen, pedestal hand wash basin, WC, wood floor, radiator, window, loft access, down lighters.

Outside

Front Garden:  
Set to lawn with occasional shrubs and plants and a path to the front door.

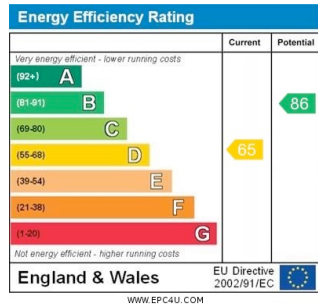
Garage:  
Situated in a block to the rear with up/over door. (Number 4 of 8 from left to right).

Rear Garden:  
An attractive feature it faces south-east and extends to 27' in length. There is a full width area of decking leading to a lawn with flower and shrub borders, timber fence and path to rear gate that also leads to the garage.



### Directions

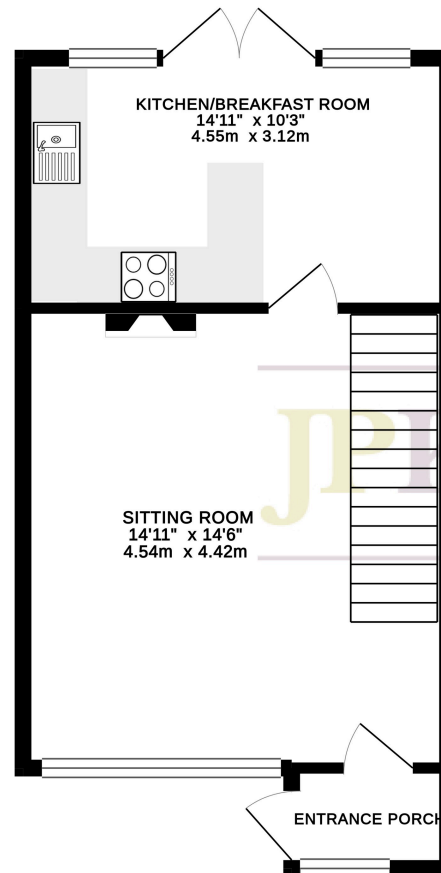
From our office turn right onto St Martin's Street, turn right at the traffic lights. Proceed over Wallingford Bridge. At the mini-roundabout turn left into Benson Lane, turn left at the end onto the A4074. Turn right into Church Rd, Benson then right onto Castle Square, left into the B4009, Watlington Road. Turn left at Cottesmore Lane, at the T Junction turn right onto Berrick Road. Turn left at Monument Road onto High Street, Chapel Lane will be found on the right hand side. Take the first left into Brinkinfield Road, the first right is Laurel Close.



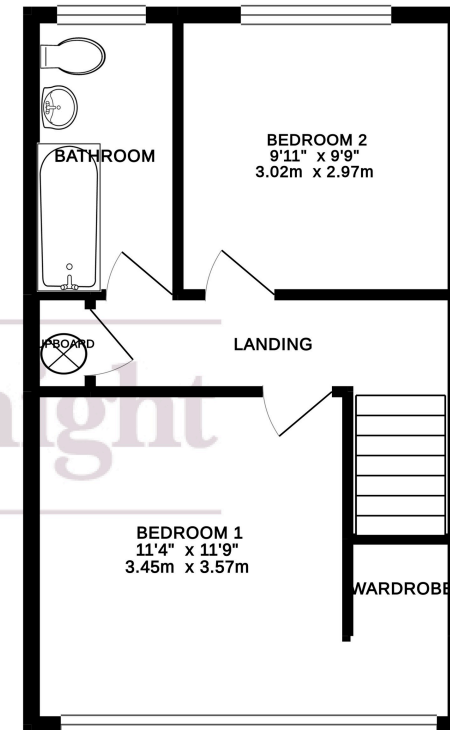
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR 392 sq. ft.  
(36.4 sq. m.)



1ST FLOOR 373 sq. ft.  
(34.6 sq. m.)



TOTAL FLOOR AREA: 765 sq. ft. (71.0 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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