



3 Nicolls Close, Cholsey OX10 9FL





### 3 Nicolls Close, Cholsey

Set on this sought after development a fabulous family home with 4 bedrooms and 3 bathrooms, an attractive kitchen and large living/dining room. The striking design features high ceilings, tall windows with triple glazing and an air-recirculation system to help ensure low running costs. There is allocated parking and an attractive low maintenance garden.

The property is part of this vibrant community with its lovely communal grounds that stretch down to the Thames, a multitude of activities at the Great Hall and a train station within walking distance.

### Tenure - Freehold

Accommodation

Entrance Hall:

Wood style floor, radiator and stairs to landing.  
Cloakroom: White 2-piece suite, wood style floor, radiator, window and down lighters.

Lounge/Dining Room: 18'6 x 16'5

French doors with side windows open to the garden, wood style floor, two radiators, under stair storage cupboard.

Kitchen/Breakfast Room: 13'4 x 9'3

Fitted with a range of storage units and worktops with small breakfast bar, gas hob, extractor hood, double electric oven, washer/drier, dishwasher fridge and freezer. Front aspect, wood style floor, radiator and down lighters.







Stairs to First Floor Landing: Airing cupboard.

Bedroom 2: 12'5 x 10'10 Front aspect, radiator.

En Suite Shower Room: White 3-piece suite including a wide shower cubicle, wood style floor, radiator and down lighters.

Bedroom 3: 12'7 x 10'10 View over garden, radiator.

Bedroom 4: 8'10 x 7'4 Rear aspect, radiator.

Bathroom: Fitted with a white 3-piece suite including a bath with shower and screen, tiling, window, down lighters and radiator.

Stairs to Second Floor Landing: The whole top floor features a luxury master bedroom suite comprising:

Bedroom 1: 29'7 x 9'2 French doors to a Juliet balcony out to the front, Velux to rear, two radiators.

Dressing Room: 11'1 x 5'7

With hanging rails, shelving and an eaves cupboard housing Titan air re-circulation unit.

En Suite Shower Room: White three piece suite with a wide tiled shower cubicle, tiling, Velux window, down lighters and radiator.

Outside  
Allocated parking space.

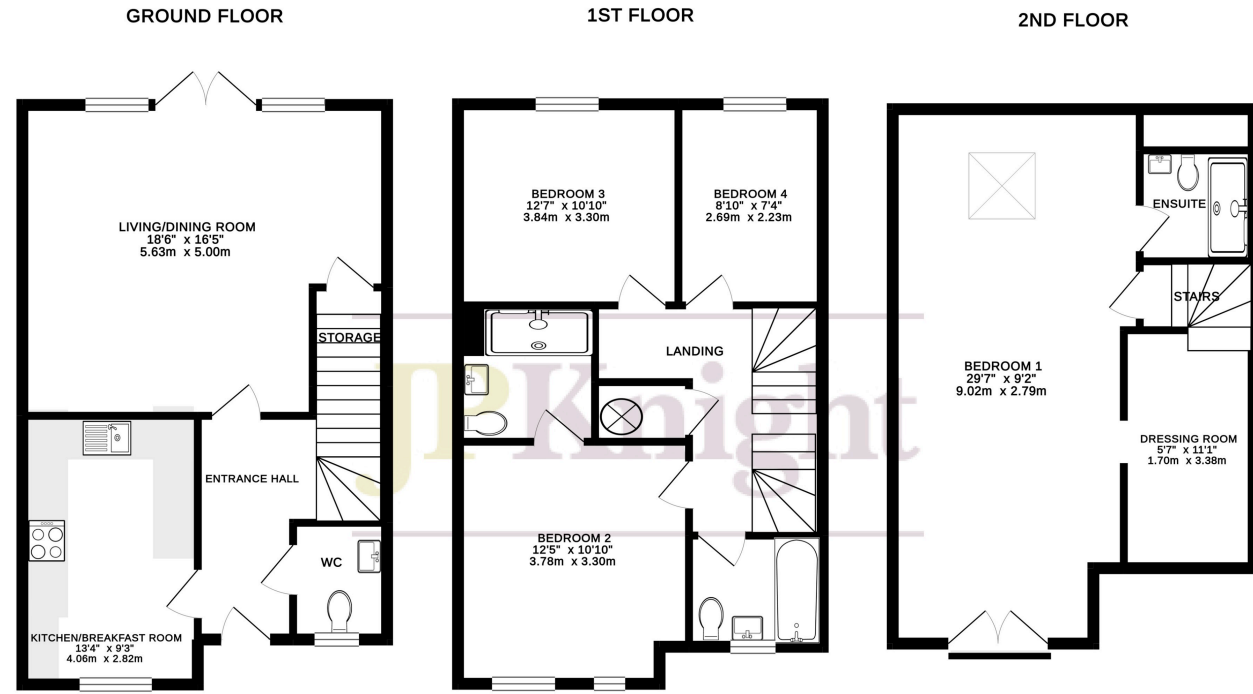
Rear Garden: A lovely feature there is a low maintenance garden that extends to 33' with a full width paved terrace leading to an area of artificial grass and raised flower and shrub borders: timber fencing and gated rear access.



Directions: Turn left from our offices into St Martins Street, follow this through the market square, out along St Marys street and onto the Reading Road. Proceed straight over the roundabout onto the A329 and continue for 1.4 miles. Turn left into the first entrance into Cholsey Meadows, bear right past the apartments and then left into Rotherfield Road, Nicolls Close will be found towards the end on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(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.epcau.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.



TOTAL FLOOR AREA : 1472sq. ft. ( 136.8 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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