

PROPERTY AGENTS

JPKnight



Schuster Close, Cholsey, OX10 9GY



Schuster Close, Cholsey

An immaculately presented contemporary family home set on the edge of the sought after Cholsey Meadows development and within walking distance of the River Thames and Cholsey train station. The flexible accommodation is arranged over 3 floors and comprises 4 bedrooms and 2 bathrooms (bedroom 4 can be utilised as a family room), there is a spacious living/dining room opening to the west facing garden, cloakroom and well equipped kitchen/breakfast room. Low running costs are a feature with double and triple glazing throughout, gas central heating to radiators and a Titan Air Circulation system.

Tenure - Freehold

Entrance Hall: Radiator, stairs to landing.

Cloakroom: White 2-piece suite, radiator and downlighters.

Living/Dining Room: 18' x 14'8

A bright spacious room with French Doors flanked by side windows out to the garden, 2 radiators, under stair cupboard.

Kitchen/Breakfast Room: 14'8 x 8'7

Front aspect and fitted with an attractive range of storage units and worktops, gas hob, stainless steel backplate, extractor hood, double electric oven, microwave, fridge, freezer, dishwasher and washing machine. Karndean floor, pelmet and down lighters, radiator and gas boiler.





Stairs to 1st Floor Landing:
Radiator, airing cupboard.

Bedroom 1: 11'4 x 10'6
Large wardrobe, front aspect, radiator.

En Suite Shower Room:
Fitted with a wide shower cubicle, tiling, down
lighters, radiator.

Bedroom 2: 10'5 x 10' Tall window to the rear,
radiator.

Bedroom 3: 10' x 7'3 Rear aspect and radiator.

Bathroom: White 3-piece suite, tiling, radiator and
down lighters.

Stairs to 2nd Floor Landing: Radiator.
Eaves Cupboard: 7'3 x 6'11 Titon air circulation
unit, light.

Bedroom 4/Family Room: 26'2 x 14'6
A spacious versatile room with casement door to
a Juliet balcony at the front and Velux to the rear,
2 radiators, storage recess.

Outside

Two allocated parking spaces nearby.

Rear Garden: A super feature it has a paved
terrace leading to an area of lawn and is enclosed
by timber fencing with side gate.



Directions:

Turn left from our offices into St Martin's Street, through the Market Place and out onto the Reading Road: follow the road across the large roundabout onto the A329 and continue for 1.4 miles, then take the third entrance on the left into Ferry Lane and take the second right into Schuster Way, the property is on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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.

