

PROPERTY AGENTS

JPKnight



Park View, Crowmarsh Gifford OX10 8BJ



Park View, Crow. Gifford

A delightful family home situated in this established and friendly residential area on the edge of a sought after village with glorious country walks on its doorstep. The property comprises 2 double bedrooms and a bathroom to the first floor: downstairs a double aspect 16'5 sitting room, separate dining room and a fitted kitchen. The house features a block paved drive and lawn to the front whilst at the rear it features a superb, established 56' east, southeast facing garden.



Tenure - Freehold

Accommodation

The property is double glazed.

Entrance Hall:

Stairs with storage space under, window to the front, wood style floor and electric storage heater.

Sitting Room: 16'5 x 10'5

A delightful double aspect room with windows to front and rear. Feature fireplace with pine surround and gas fire, electric storage heater and picture rail.

Kitchen: 10' x 9'6

Fitted with a range of storage units and worktops, sink unit, gas hob, extractor hood and electric oven. Appliance spaces, window to the rear.





Dining Room: 10'11 x 8'2
French doors open to the garden, door to the drive, electric storage heater, cupboard, arched doorway to kitchen.

Stairs to Landing:
Window to the front, linen cupboard.

Bedroom 1: 13'5 x 9'7
A double aspect room with windows to rear and side, wood style floor, electric panel heater.

Bedroom 2: 10'5 x 10'5
Rear aspect, electric storage heater and airing cupboard.

Bathroom:
Fitted with a white 3-piece suite including a bath with shower above, window, electric storage heater.

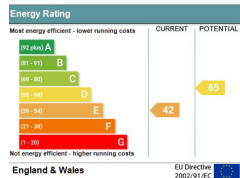
Outside
To the Front:
Block paved driveway, area of lawn in front of the house with timber fencing and a number of mature shrubs.

Rear garden:
A superb feature it extends to 56' and faces east, southeast. An area of block paving has steps to a timber deck. Beyond this the garden is set to lawn with established shrubs to the borders, enclosed by timber fencing.



Directions:

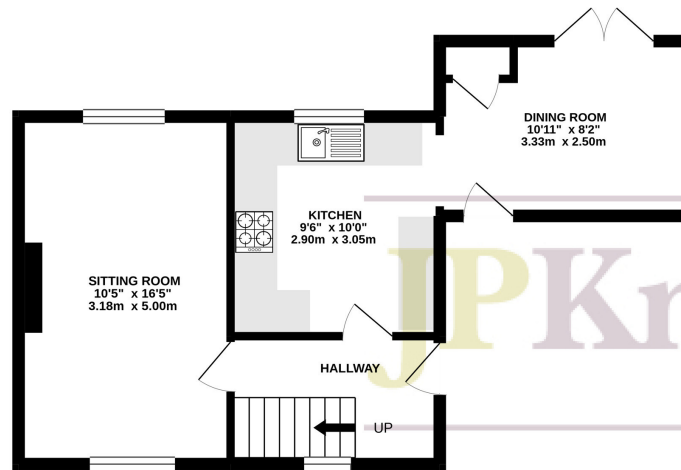
Turn right from our offices and right again at the traffic lights into the High St. Continue over the bridge into Crowmarsh Gifford. Proceed over the mini roundabout, then at the main roundabout take the fourth exit towards Reading. Take the next left into Cox's lane and 2nd left into Park View.



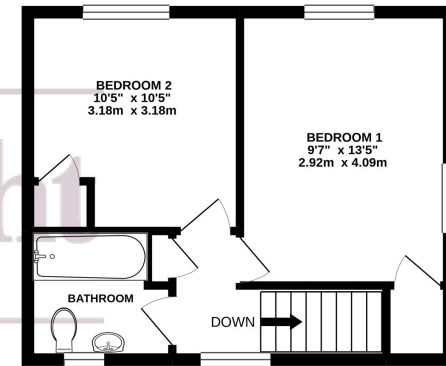
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 797sq.ft. (74.0 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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