

PROPERTY AGENTS

**JP**Knight



West End, Cholsey OX10 9LW





## West End, Cholsey

A beautifully refurbished family home on the edge of this established residential area just moments from the train station and close to the shops in the village centre. In lovely order throughout it has a stylish 19' kitchen/breakfast room, separate sitting room whilst the 1<sup>st</sup> floor has 3 bedrooms and a refitted bathroom. There is an extensive block paved drive leading to the garage whilst at the rear a delightful 60' rear garden.

The property is double glazed with gas central heating to radiators (boiler new in 2016)



## Tenure - Freehold

### Accommodation

Enclosed Entrance Porch: Two windows to the front, tiled floor and painted timber ceiling.  
Inner Hall: Stairs to landing, radiator, wood style floor.

Sitting Room: 13'11 x 13'1 Full width picture window to the front, radiator and wood style floor.

Kitchen/Breakfast Room: 19'5 x 9'6 Attractively fitted with a range of contemporary units, worktops and stainless steel sink, ceramic hob, extractor hood, double electric oven/microwave and dishwasher. Further appliance spaces, wood style floor, down lighters, radiator. The room has French doors and separate window to the garden.







Stairs to Landing: Loft access, linen cupboard.

Bedroom 1: 12'2 x 12' Wide picture window to the front, wardrobe and radiator.

Bedroom 2: 10'2 x 9'1 Attractive view over the garden, wardrobe and radiator.

Bedroom 3: 9'4 x 6'11 Front aspect, radiator and over-stair cupboard.

Bathroom: Refitted with a white suite including a P-bath with shower unit and screen, tiling, wood style floor, window, radiator and down lighters.

Outside

To the Front: There is a large block paved drive with parking for 3 vehicles, flowerbeds to the corners, side wall.

Garage: 19'2 x 8'11 Up/over door, light and power with door to the garden.

Rear Garden: A superb feature it extends to 59' and has a full width paved terrace, this leads to an established lawn. There are established borders with shrubs and plants, at the end two flat top climbing arches, two garden sheds and greenhouse.



### Directions

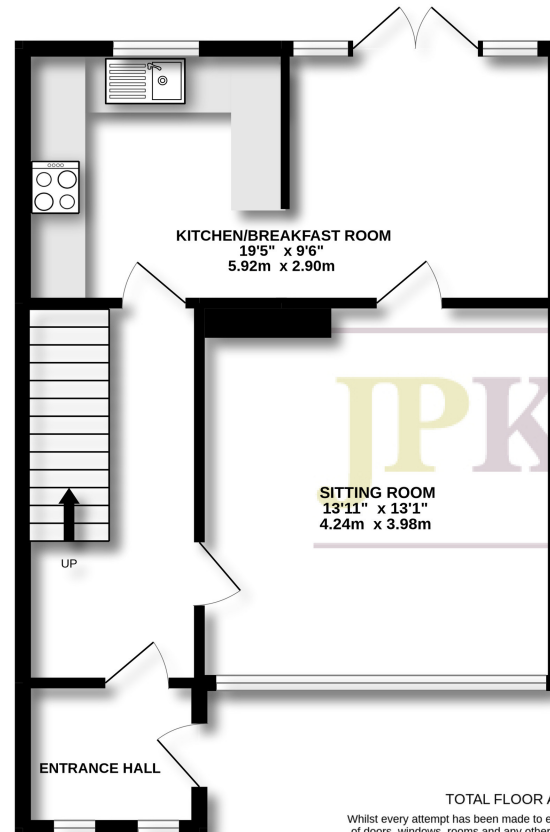
Turn left from our offices into St Martins St, follow south out of town and onto the roundabout and turn right onto the A4130. Left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the next roundabout into Station Road. West end is on the right before the train station, the property is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

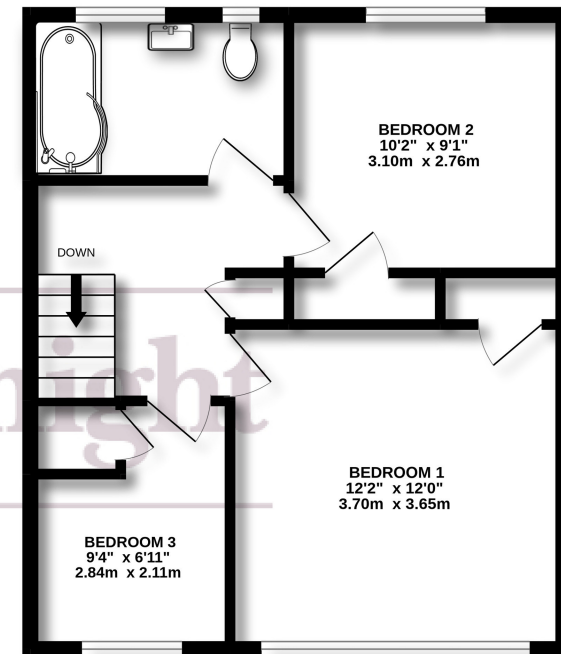
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 969sq.ft. (90.0 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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