

PROPERTY AGENTS

**JP**Knight



Sandy Lane, Cholsey OX10 9PY



## Sandy Lane, Cholsey

An attractive mid-terraced property presented to a high standard and conveniently located within the heart of this sought after village with easy access to the train station, local shops and amenities. The property benefits three bedrooms and a bathroom to the first floor. On the ground floor there is a sitting room leading to a spacious light and airy kitchen/dining room with French doors leading to the garden.

Outside there is a lawned frontage with gravel pathway, and to the rear a secluded garden leading to a garage and driveway to the rear with parking for one car.



## Tenure - Freehold

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

Accommodation

Entrance Hall: Solid wood flooring, radiator, large under-stair storage cupboard (could be converted to a cloakroom subject to the usual consents).

Sitting Room: 13'11 x 11'1 Window to front, solid wood flooring, wall-mounted electric fireplace with open shelving recess. Open to:

Kitchen/Dining Room: 17'5 x 7'11 French doors to garden with glazed sidelights and window to rear, white gloss contemporary range of storage units with worktop, electric oven, induction hob and extractor hood above, integrated fridge/freezer, dishwasher and washing machine, tiled floor, radiator, boiler, downlighters.





Stairs to landing: Loft access, airing cupboard.

Bedroom 1: 12'4 x 9'4 (excluding wardrobes), window to front, fitted wardrobes, radiator.

Bedroom 2: 9'6 x 8'8 Window to rear, radiator.

Bedroom 3: 7'10 x 7'4 Window to front, radiator.

Bathroom: Window to rear, white three-piece suite, tiled walls and floor, chrome radiator.

#### Outside

To the front there is a lawn with a gravel path leading to the front door, flanked with hedging and a picket fence.

To the rear there is a patio with lawn, raised planters, timber fencing and door to the garage.

Garage: 18'7 x 9'6 Up and over door, power and light and electric charging point.

The rear driveway is gravelled with parking for one car and bin storage space.



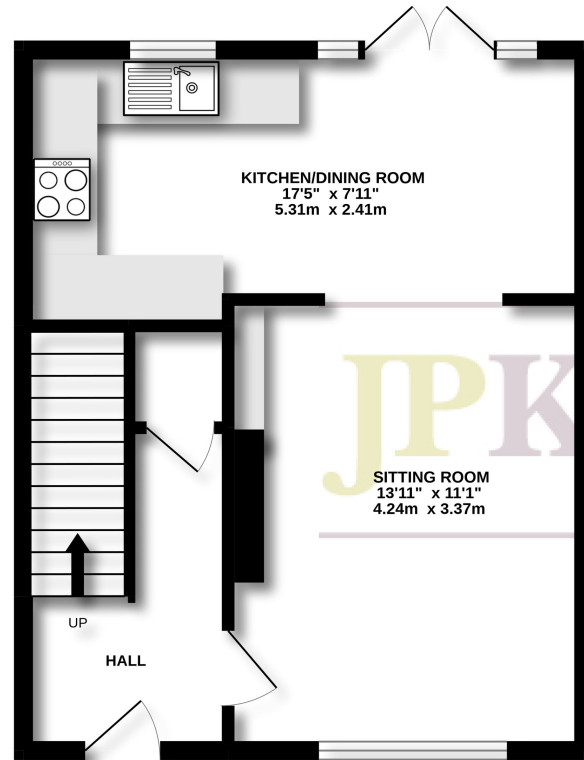
Directions: Turn left from our offices into St Martin's St, follow this through the Market Place and into Reading Road, to the roundabout and turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the next roundabout into Station Road. The next right is Sandy Lane and the property can be found on the right hand side on the corner of Fairfield.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

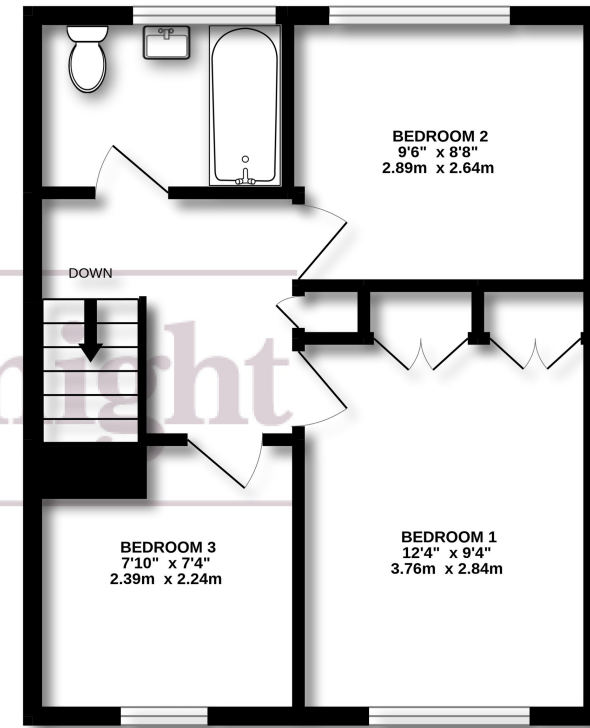
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 817sq.ft. (75.9 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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