

PROPERTY AGENTS

JPKnight



Honey Lane, Cholsey OX10 9NL



Honey Lane, Cholsey

A modern four bedroom semi-detached family home in this sought after residential road close to the village shops and amenities and within walking distance to Cholsey train station with direct trains to London within the hour.

Accommodation comprises a large kitchen/dining room with double bi-fold doors to the garden, living room, utility and cloakroom to the ground floor. Upstairs on the first and second floors there are four double bedrooms and two bathrooms. There is driveway parking for two cars, a 30' rear garden with gated access to the front.

Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators.

Accommodation

Entrance Hall: Front door with glazed sidelight, wood style flooring, under-stair storage space, radiator, downlighters, stairs to landing.

Living Room: 14'9 x 12'8 Window to front, radiator.

Kitchen/Breakfast Room: 20'5 x 14'8 Two bi-fold doors to rear, range of storage units and worktop, island with induction hob and double oven, integrated fridge/freezer and dishwasher, two radiators, wood style floor, downlighters, large storage cupboard.





Utility: 6'5 x 5'5 Window to rear, range of storage units and worktop with stainless steel sink, space for washing machine and tumble dryer, wood style floor, downlighters, radiator.

Cloakroom: White two-piece suite, wood style floor, radiator, airing cupboard.

Stairs to landing: Window to front, radiator, downlighters.

Bedroom 1: 14'4 x 12'1 Window to rear, radiator, two fitted wardrobes.

Ensuite Shower Room: White three-piece suite, tiling, chrome radiator, downlighters.

Bedroom 2: 12'8 x 9'3 Window to front, radiator.

Bedroom 3: 11'3 x 9'5 Window to rear, radiator.
Bathroom: White four-piece suite, tiling, downlighters, chrome radiator.

Stairs to 2nd floor landing: Velux, radiator, downlighters.

Bedroom 4: 13'11 x 11'3 Velux, eaves storage, radiator, downlighters.

Outside

To the front there is a block paved driveway with parking for two cars, hedge and timber fence boundary and flower bed flanking the front of the property, covered porch. The rear garden has full width decking leading to lawn, brick wall and timber fence boundary, gravel path and gated access to the front.

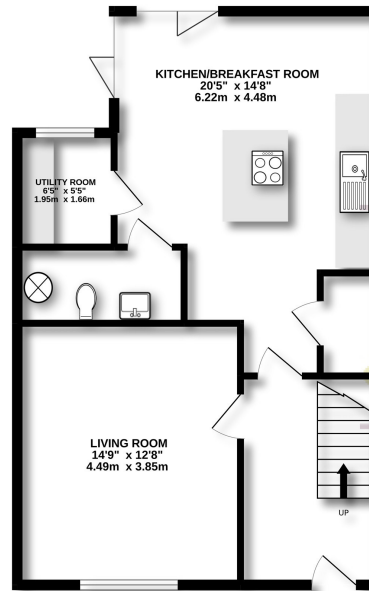


Directions

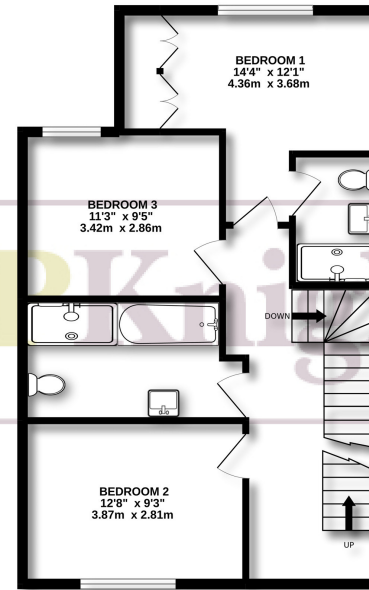
Turn left from our offices into St Martin’s Street, follow this through town and out on the Reading Road to the roundabout. Turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout, then proceed straight through the twin roundabouts into Honey Lane, the property is shortly on the left.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

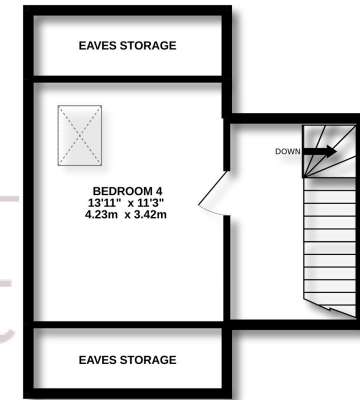
GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.9 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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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.

