

PROPERTY AGENTS

JPKnight



Charles Road, Cholsey OX10 9QN



Charles Road, Cholsey

Featuring a secluded setting in a delightful no through road, a well presented detached bungalow with a private, west facing rear garden, detached double garage and extensive driveway parking. The property comprises 3 bedrooms and a 4-piece bathroom, 17' sitting room with fireplace, a study and a 26' kitchen-dining room: there is planning permission granted for further extension and loft conversion (application no. P00/W0722). The village amenities including both local shops and a train station are within walking distance.

Tenure - Freehold

Accommodation

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

Entrance Hall: Wood style floor, side window, radiator.

Inner Hall: 14'9 x 8'2 (L-shaped) Dado rail, radiator, loft access, airing cupboard.

Sitting room: 17' x 16'7 The room features a stone fireplace with wood mantle and stone hearth, fitted coal affect gas fire. It has a double aspect with windows to the side and patio door to the garden, two radiators.

Kitchen/Dining Room: 26' x 11'8 max. The kitchen has a range of storage units, worktops and composite sink. Space for a cooker, extractor hood above, dishwasher, tiled floor, side window and down lighters.





Dining Area: Bay window with casement door to the garden, wood style floor, down lighters, two radiators.

Study, 8'5 x 8'5 Window overlooking garden, radiator.

Bedroom 1: 11'11 x 9'9 Featuring a front aspect, fitted wardrobes and sliding mirror doors, radiator, further cupboards flanking a bed recess.

Bedroom 2: 11'8 x 10'7 Front aspect, radiator.

Bedroom 3: 11'8 x 7' Side aspect, double wardrobe with mirrored doors, radiator.

Bathroom: 8'6 x 7'6 Featuring a white 4-piece suite including both bath with spa unit and tiled shower cubicle. Chrome radiator, tiled walls, heated and tiled floor, window.

Outside

To the Front: The property features extensive driveway extending to 54' with further parking to the front of the property.

Double Garage: 18'9 x 16'3 Up/over door, light and power and side door. Folding ladder leads to boarded loft space.

Rear Garden: A lovely feature the garden extends to 46' is very private and faces westerly. There is a full width paved terrace leading to an area of lawn with shrub borders. Gated access on both sides.



Directions Turn left from our office and follow this road out through town on to the Reading Road, at the roundabout continue straight across onto the A329. After 2.3 miles turn right into Papist Way, then first right into Charles Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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.

