

PROPERTY AGENTS

**JP**Knight



West Chiltern, Woodcote, RG8 0SG



## West Chiltern, Woodcote

A superb family home set in this sought after residential road just minutes' walk from the village centre and highly regarded local schools.

Accommodation comprises an entrance lobby leading to large hallway and cloakroom, spacious living room and kitchen/dining room with doors to the garden. Upstairs there are four good sized bedrooms and a bathroom.

The rear garden faces west offering a great deal of privacy with driveway parking to the front for three cars leading to a 17'4 garage (offering conversion potential through existing door to entrance hall).

## Tenure - Freehold

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

Accommodation

Entrance Porch with two windows and door to garage.

Entrance Hall: Wood style floor, radiator, stairs to landing.

Living Room: 13'7 x 13'9 Window to front, wood style floor, radiator.

Kitchen/Dining Room: 19'10 x 10'5 Window and French doors to garden, range of storage units with wooden worktop, space for range cooker with extractor hood above, space for washing machine, dishwasher and fridge freezer, radiator, downlighters.

Cloakroom: White two-piece suite including vanity storage, tiled wall and floor, under-stair storage recess.





Stairs to landing: airing cupboard, loft access.

Bedroom 1 11'3 x 11'0 Window to front, fitted wardrobes, radiator.

Bedroom 2: 12'11 x 11'7 Window to rear, fitted wardrobes, radiator.

Bedroom 3: 15'7 x 9'10 Window to rear, storage cupboard, radiator.

Bedroom 4: 8'4 x 7'5 Window to front, storage cupboard, radiator.

Bathroom: Window to side, white four-piece suite including basin vanity unit, tiling, chrome radiator, downlighters.

## Outside

The rear garden faces west and offers a great deal of privacy. It has a large decked terrace with wooden balustrade (and electric awning above) leading to an established lawn interspersed with mature shrubs, brick wall and timber fence boundary and gated access to the front. There are two lockable storage cupboards outside the side gate.

Garage: 17'4 x 10'0 Electric roller door, power and light and door to storage cupboard.

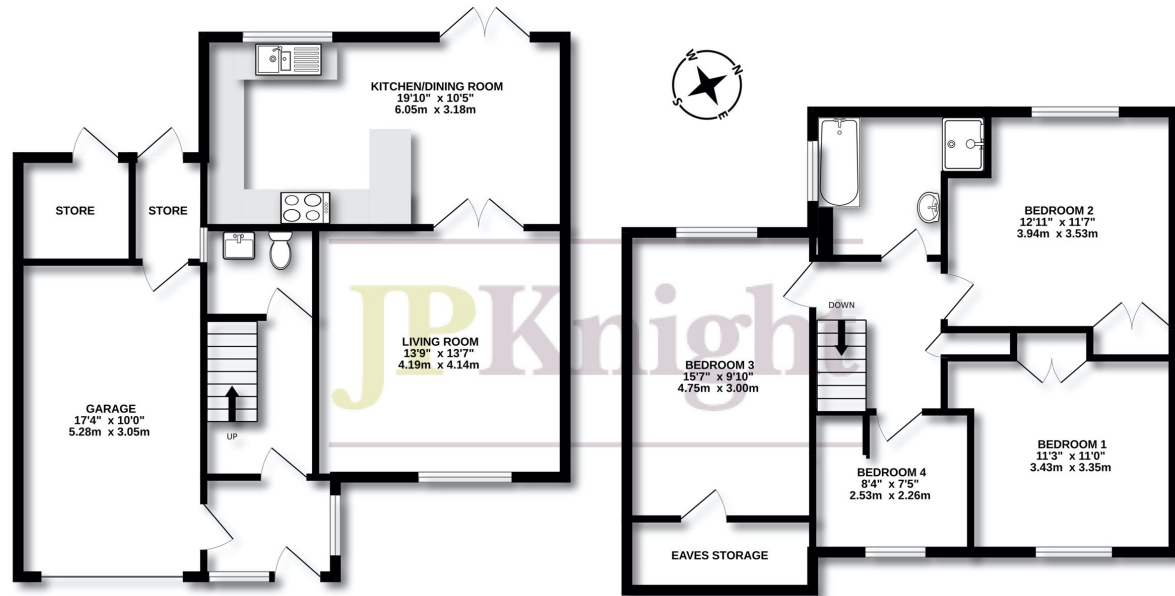
To the front there is driveway parking for three cars and a paved path to the front door, with flower bed and low hedge boundary.



**Directions**

From our office head south on St Martins Street across Market Place and continue onto Reading Road. At the roundabout that the first exit onto A4130 Nosworthy Way, and the 2<sup>nd</sup> exit at the next roundabout onto A4074. Continue for 3.8 miles and turn right onto Red Lane B471. After 0.6 miles turn left into Whitehouse Road then first right into West Chiltem where the property can be found on the right hand side after the bend.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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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