

PROPERTY AGENTS

JPKnight



Kennedy Crescent, Cholsey OX10 9QZ



Kennedy Crescent, Cholsey

An immaculately presented two/three bedroom chalet style property with a beautifully landscaped south facing rear garden, driveway parking for four cars and a garage.

The flexible accommodation benefits a living room with an inset Jetmaster multi fuel stove, conservatory, kitchen, dining room/bedroom 3, shower room and study.

On the first floor are two double bedrooms (one ensuite and the other with a cloakroom WC).

The property is ideally located in this quiet residential road within close proximity to the village shops and amenities and walking distance of Cholsey train station with direct trains to London in under an hour.

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



Tenure - Freehold

Accommodation

Entrance Hall: Karndean floor, dado rail, radiator, storage cupboard.

Living Room: 16'2 x 15'10 Sliding doors to conservatory, radiator, Bath stone fireplace with inset Jetmaster multi fuel stove.

Dining Room/Bedroom 3: 11'11 x 11'11 bay window to front, radiator.

Kitchen: 16'9 x 9'1 Window to rear and door to garden, modern range of storage units with granite worktop and Belfast sink. Integrated dishwasher, washing machine, tumble dryer, wine cooler, double oven, five ring gas hob and extractor hood. Space for fridge/freezer, gas boiler.

Conservatory: 14'2 x 9'8 Solid base with windows and fitted blinds, double doors to garden, radiator, tiled floor with underfloor heating.





Shower Room: Window to side, white 3-piece suite, tiled walls and floor, chrome radiator, downlighters.

Study: 9'5 x 8'3 (excl. stairs) Bay window to front, under-stair cloaks cupboard and pull-out storage, stairs to landing.

Stairs to Landing: Velux window, eaves access.

Bedroom 1: 13'10 x 13'1 Window to rear, fitted wardrobe, radiator.

Ensuite Shower Room: Velux window, white three-piece suite, tiled walls and floor, chrome radiator.

Bedroom 2: 12'8 x 9'7 Window to rear, radiator.

Cloakroom: White two-piece suite, tiled walls and floor, chrome radiator.

Outside

To the front is a brick style driveway with parking for four cars leading to a garage. There is a wide lawned frontage with trees and shrubs and a pathway leading to the front door flanked with flower beds and double gated access to the rear.

Garage: 16'8 x 8'5 Up and over door, plumbing for appliances, light and power.

Rear Garden: The secluded south facing rear garden is beautifully landscaped with a large brick style terrace leading to an established lawn interspersed with trees and shrubs and a fishpond. It is flanked with well stocked borders with a timber fence boundary. Timber summer house.



Directions

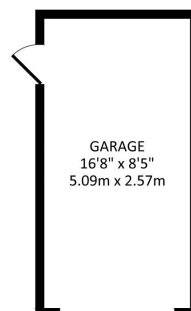
From our offices turn left into St Martin's Street, and continue through the Market Place, past St Leonard's Square and onto the Reading Road. Proceed straight over the roundabout onto the A329. After 1.6 miles turn right into Papist Way, take the third road on the right into Celsea Place then first left into Kennedy Crescent where the property can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

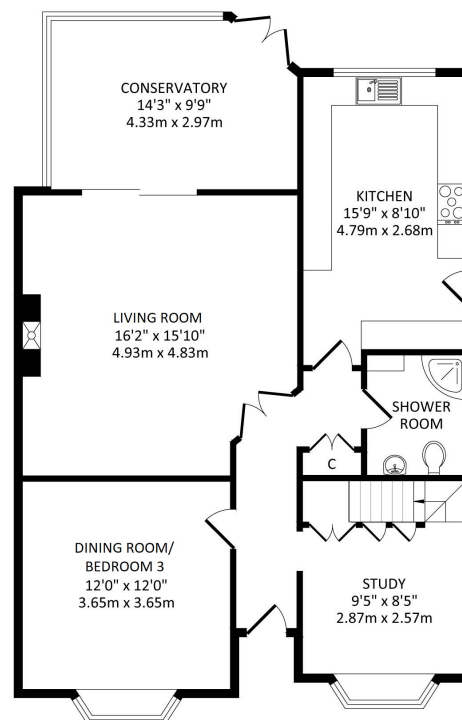
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



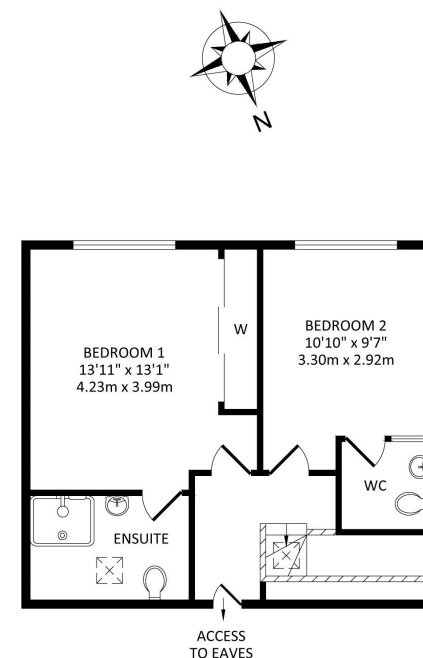
GARAGE



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 1528.47 sq.ft. (142.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.