



Brentford Close, Cholsey OX10 9PZ



## Brentford Close, Cholsey

An extended semi-detached family home set in a quiet cul-de-sac midway between the village centre and the train station. It has 3 bedrooms and a bathroom upstairs and a 28'8 living/dining room, kitchen, rear lobby with cloakroom and family room/ bedroom 4. Outside the property features a secluded garden approx. 52' wide x 50' deep and to the front, a 64' long block paved drive leading to the garage.

### Accommodation

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

## Tenure - Freehold

Enclosed Entrance Porch leading to:  
Entrance Hall: Window to the side, radiator, stairs to landing and cupboard under.

Living/ Dining Room: 28'8 x 13'  
Picture window to the front and sliding patio doors to the gardens at the rear, 3 radiators, feature stone fireplace, pine clad pillar and serving hatch.

Kitchen: 11' x 9'  
Rear aspect and fitted with a range of cupboards, worktops, free-standing gas cooker, fridge and washing machine, tiled floor, pine ceiling with down lighters and a door through to:

Rear Lobby: Door and window to the garden, tiled floor, door into the garage.





Cloakroom: Fitted with a white suite, tiled floor, window.

Family Room/Bedroom 4: 11'8 x 11'3 Double glazed door and window opening to the garden: radiator.

Stairs to Landing: Side aspect, loft access, airing cupboard.

Bedroom 1: 11'9 x 11'8 Tall window out to the front, radiator, range of wardrobes and built in cupboard.

Bedroom 2: 10'1 x 9'1 Rear aspect, wardrobe and radiator.

Bedroom 3: 9' x 7'5 Window to the front, over-stair cupboard: radiator.

Bathroom: Fitted with a white 3-piece suite including shower above the bath, tiling, two windows: radiator.

Outside

To the Front: A 64' long block paved drive leads to the garage. There is an adjacent area of lawn with path to the front door.

Garage: 19'7 x 11'6

Electric up and over door, window to the side and door to the rear lobby, light and power.

Rear Gardens:

A lovely feature, with an excellent degree of privacy the garden extends to 50' in depth x 52' in width (approx. measurements). A block paved terrace leads out to a lawn; this is interspersed with shrub and plant beds, a central path, timber fencing. A block paved path also leads via a gate to the front.



### Directions

Turn left from our office and follow through the Market Place along the Reading Road to the roundabout - turn right, then at the next roundabout turn left into the Wallingford Road. Follow this to the centre of Cholsey and turn left at the mini roundabout; at the twin roundabouts turn right onto Station Road, then next right into Sandy Lane then the first turning on the left is Brentford Close. The property is on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.0 SQ.M.)  
 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.  
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