



Willow Close, Cholsey OX10 9QE





## Willow Close, Cholsey

An exceptional semi-detached home that was built to a superb specification just 6 years ago: it is tucked away in a private corner on this charming development of just 6 properties. There are 2 bedrooms and 2 bathrooms along with a living room, cloakroom and well equipped kitchen, outside it has 2 parking spaces and a 44' west-facing garden. Set off Station Road it is midway between the train station and the shops in the village centre.

It is double glazed and has a combination of under-floor and radiator central heating utilising an air source heat pump.



## Tenure - Freehold

Accommodation

Entrance Hall:

Wood floor: stairs to landing with cupboard under.

Living/Dining Room: 14'2 x 11'9

A bright room that features French doors and a separate window out to the garden. Wood floor and down lighters.

Kitchen: 10'6 x 7'2

Attractive range of storage units with quartz worktops: integrated induction hob, extractor hood, double electric oven, fridge, freezer and washer/dryer. Tiled floor and down lighters.







Stairs to Landing:  
Loft access.

Bedroom 1: 12' x 9'8  
Window overlooking the garden, range of built-in wardrobes: radiator.

En Suite Shower Room:  
Fitted with a white 3-piece suite there are tiled walls and floor, down lighters and a chrome radiator.

Bedroom 2: 10'8 x 8'5  
Front aspect, wardrobe, radiator and airing cupboard.

Bathroom:  
Attractive white 3-piece suite including a shower above the bath, tiled walls and floor: down lighters and chrome radiator. Outside


Front:  
There is a block paved drive leading to 2 parking spaces. Flower and shrub bed by the house with a path to the door.

Rear Garden:  
A lovely feature it extends to 44' and faces west. A full width paved terrace leads out to a central lawn with established shrub border. It is enclosed by timber fencing with gated side access to the front. Air Source Heat Pump.

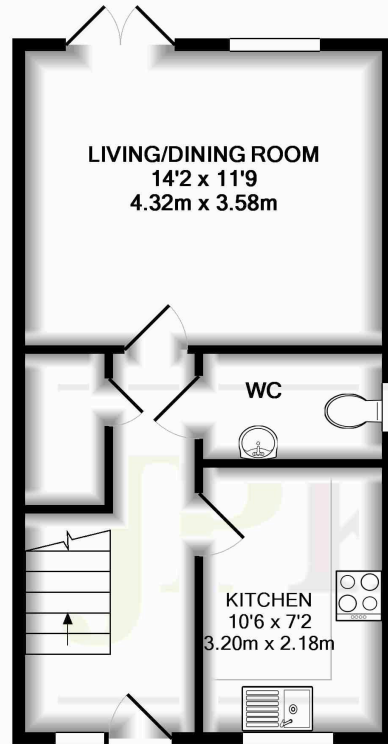


**Directions**

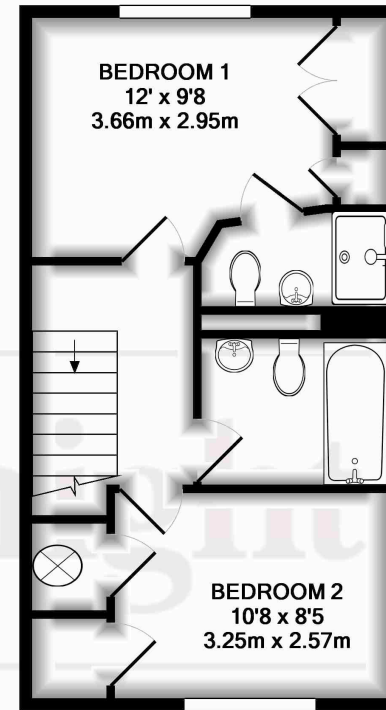
Turn left from our office and follow through the Market Place along the Reading Road to the roundabout - turn right, then at the next roundabout turn left into the Wallingford Road. Follow this to the centre of Cholsey and turn left at the mini roundabout; at the twin roundabouts turn right onto Station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

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 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

Made with Metropix ©2018