



24 Cross Road, Cholsey, OX10 9PE
£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located in a quiet cul-de-sac location in the desirable village of Cholsey, is this mature three-bedroom semi-detached property with double driveway, three good size bedrooms, and offered for sale with no onward chain. The property comprises entrance hall, lounge, bathroom, cloakroom, kitchen-breakfast room, and large conservatory extension. On the first floor there are three generous bedrooms. To the rear, there is a lawned garden offering a fairly private aspect with side access. Viewings are highly recommended.

Some material information: Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

- Three-bedroom semi-detached house.
- No onward chain.
- Double driveway.
- Quiet cul-de-sac location.
- Gas central heating.
- Close to Cholsey Train Station which offers excellent links to London, Reading, and Oxford.

The Location

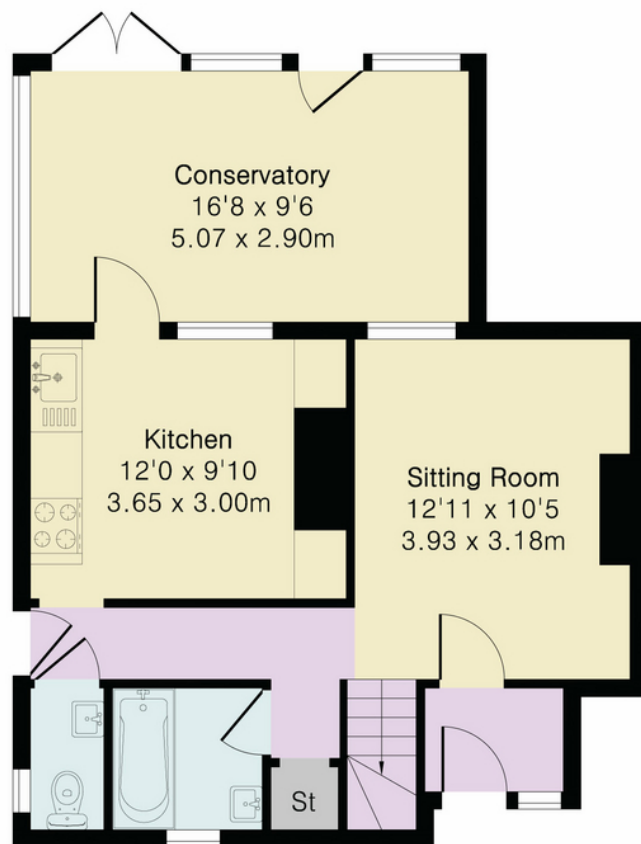
The property is located in the village of Cholsey, close to a number of shops including a Tesco local store, pharmacy, hairdressers, café, several public houses, restaurants and a superb family butcher. The local primary school is held in high regard and a huge draw to the village is its train station, located ideally for commuters - Cholsey railway station provides links to Reading, Oxford, and London Paddington.



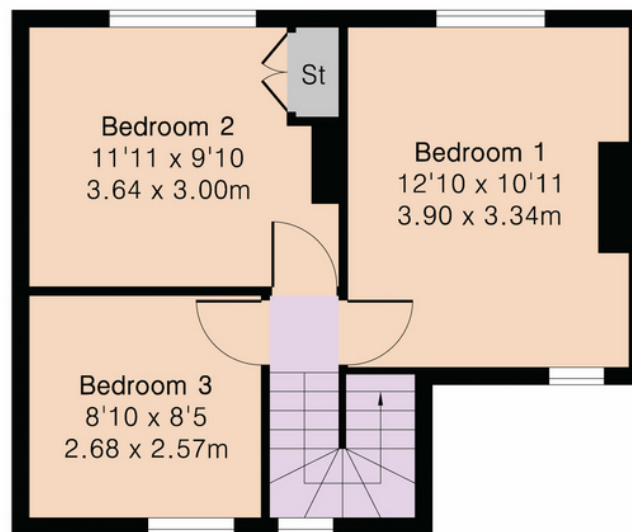
Approximate Gross Internal Area 947 sq ft - 88 sq m

Ground Floor Area 570 sq ft – 53 sq m

First Floor Area 377 sq ft – 35 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wallingford Office
72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833
E wallingford@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

