



57 High Street, Oxford, OX44 7SR  
£395,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS

## The Property

This well-presented three-bedroom semi-detached home situated on a no through road in the pretty village of Chalgrove.

On the ground floor, the property features a bright and spacious open-plan L-shaped lounge/diner, with bi-fold doors leading to the rear garden. The adjoining kitchen is thoughtfully laid out with ample storage and worktop space, while a convenient downstairs cloakroom adds practicality. Upstairs, there are three well-proportioned bedrooms, these are served by a well equipped family bathroom. Externally, the home benefits from a private and fully enclosed rear garden. To the side, there is a garage providing secure parking or additional storage, complemented by off-road parking.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property is accessed down a private road in which neighbours have right of access across. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as a low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. 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.





## Key Features

- Semi detached property
- Garage and driveway parking
- Three well proportioned bedrooms
- Generous sized living area with access directly to the rear garden
- Desirable location
- Possibility of no onward chain

## The Location

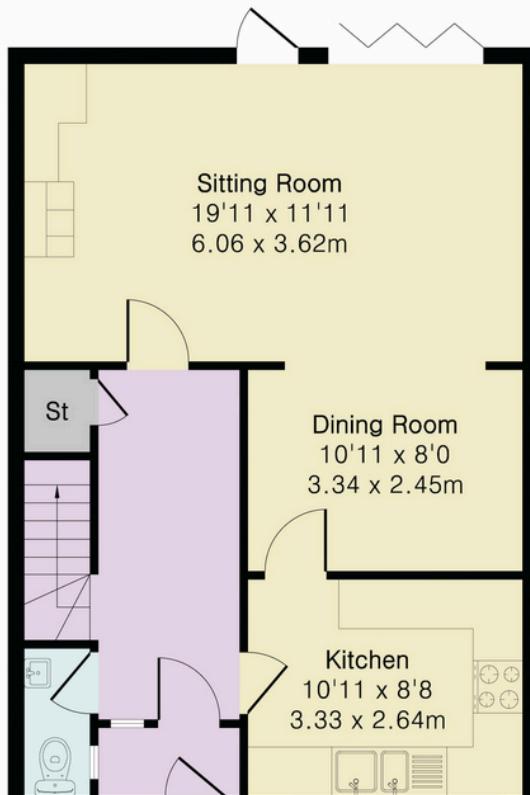
Chalgrove is a popular Oxfordshire Village located only 12 miles South East of Oxford which gives great access by Train into London and The North. The village is also located very handily for Junction 8a of the M40 again giving access both North and South. The village has local amenities including a village store, pubs and also the village primary school.



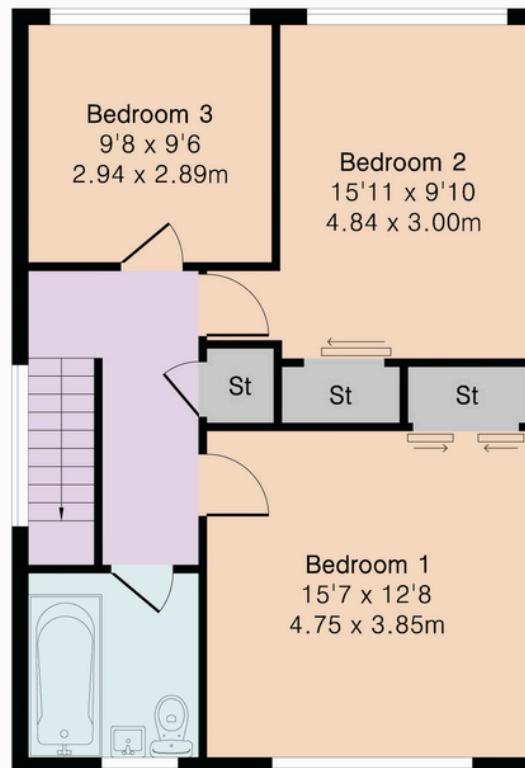
## Approximate Gross Internal Area 1162 sq ft - 108 sq m

Ground Floor Area 581 sq ft - 54 sq m

First Floor Area 581 sq ft - 54 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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