



4 Britwell Road, Watlington,
Oxfordshire, OX49 5JS

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

Smartly presented semi detached property situated a short walk from Watlington High Street, modern and open plan sitting room/diner/kitchen, two double bedrooms and a large single bedroom, contemporary bathroom suite, pretty front and rear gardens and off street parking.

ENTRANCE HALL:

Modern front door leads in to hallway, stairs rising to first floor, radiator and door to the sitting room.

SITTING ROOM: 5.04m (16'6") x 3.88m (12'9")

Lovely light and airy reception room, wood effect flooring throughout, feature electric fireplace, under stairs cupboard for storage. ceiling and wall light points, radiators, window to the front and open plan arch way to:

KITCHEN/DINER: 4.94m (16'2") x 2.67m (8'9")

Fitted with a range of matching wall and base units housing cupboards and drawers, work surfaces, inset stainless steel sink/drainer unit with mixer tap, built in electric oven with four ring electric hob and stainless steel extractor cooker hood over, integrated dishwasher and fridge freezer, washing machine, tiled splash backs and floor, ceiling light points, space for dining table and chairs, window and glazed double doors to the rear.

FIRST FLOOR - LANDING:

Doors to all three bedrooms, bathroom and airing cupboard housing water tank, hatch to board loft, ceiling light point.

BEDROOM ONE: 3.67m (12'0") x 2.57m (8'5")

Double room with built in double wardrobe, ceiling light point, radiator and window to the front.

BEDROOM TWO: 3.29m (10'10") x 2.93m (9'7")

Double room with built in wardrobe, ceiling light point, radiator and window to the rear.



BEDROOM THREE: 3.67m (12'0") x 2.57m (8'5")

Single bedroom, currently being used as a study, ceiling light point, radiator and window to the front.

BATHROOM:

Modern bathroom fitted with a white suite comprising panel sided bath glazed screen and shower, vanity hand wash basin concealed cistern WC, wall mounted heated towel rail, ceiling light point and window to the front.

OUTSIDE:

Enclosed front garden mostly shingle laid with flower and shrub borders, pathway leading to property. To the rear is an easy maintenance enclosed garden terrace, mostly paved with some raised shrub borders and mature planting. Side access with partially covered dry storage space.

PARKING:

Space for one car.

SERVICES AND OUTGOINGS:

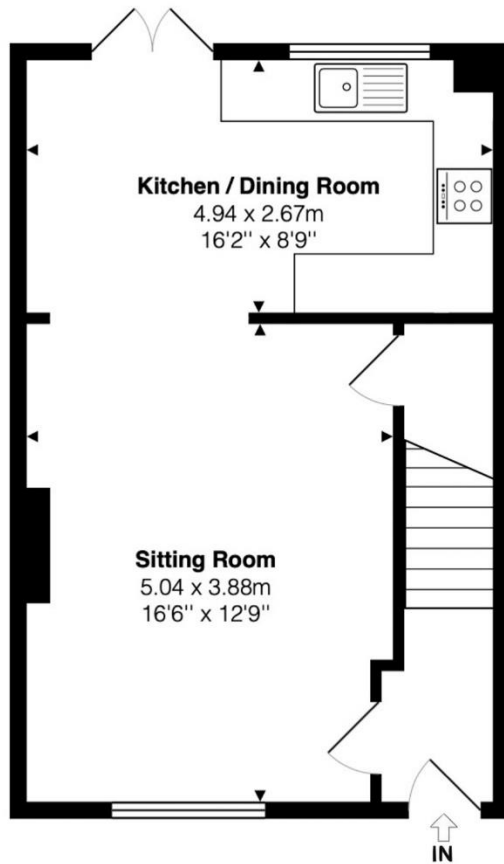
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council - Tax Band D.

EPC RATING:

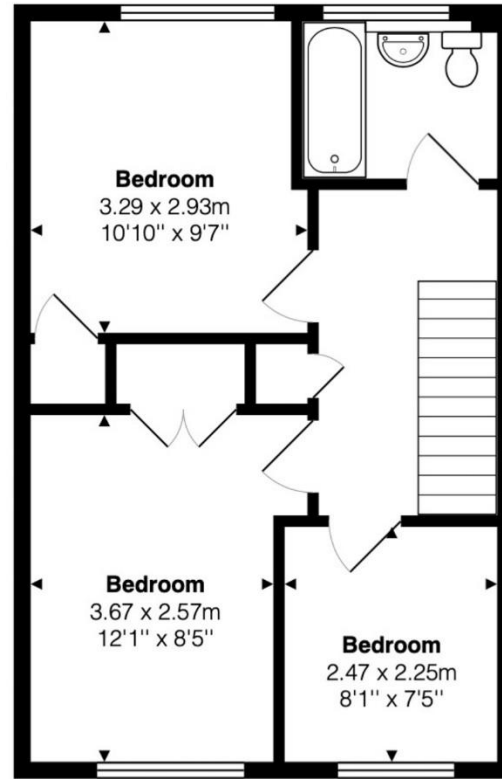
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VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.



Approx. Floor Area 416 Sq.Ft. (39 Sq.M)



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The approximate total area for the elements of the property represented on the floorplan is 77 SqM (832 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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42 High Street, Watlington
Oxfordshire, OX49 5PY

Henley - 01491 522800
Benson - 01491 839939
Watlington - 01491 612831

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