



4 The Meadows, Watlington,  
Oxfordshire, OX49 5JN

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





#### DESCRIPTION

Tucked away within in a small, quiet development of just a few properties and within easy walking distance to shops and amenities, a detached bungalow with living room, kitchen, three bedrooms, en suite shower, bathroom, private rear garden, garage and parking.

#### ACCOMMODATION:

Part glazed door into:

#### HALLWAY:

Doors to the living room, bathroom, bedrooms and airing cupboard with slatted shelving housing the hot water tank. Electric heater and hatch to loft space.

#### LIVING ROOM: 3.46m (11'4") x 6.25m (20'6")

A double aspect reception room with windows to the front and side, brick fireplace with a wooden mantle shelf and tiled hearth, ceiling and wall light points, electric heaters and door to:

#### KITCHEN: 3.65m (12'0") x 2.98m (9'9")

Fitted with a range of matching wall and base units housing cupboards and drawers, work surfaces, stainless steel sink/drain unit, inset electric hob, built in oven, space and plumbing for washing machine, space for fridge/freezer, tile splash backs, ceiling spot lights, larder cupboard with electric consumer unit, door and window to the garden.

#### BEDROOM ONE: 3.73m (12'3") x 2.73m (8'11")

Double room with built in mirror fronted triple wardrobe, electric heater, ceiling light point, window and glazed sliding doors to the rear garden. Door to:

#### EN SUITE SHOWER ROOM:

Fitted with a suite comprising shower cubicle, pedestal hand wash basin and close coupled WC, tiled walls and floor, ceiling light point and window to the rear.





**BEDROOM TWO:** 3.27m (10'9") x 2.48m (8'2")

Double room with built in mirror fronted triple wardrobe, electric heater, ceiling light point, window to the front.

**BEDROOM THREE:** 1.87m (6'2") x 2.48m (8'2")

Single room with electric heater, ceiling light point and window to the front.

**BATHROOM:**

Fitted with a matching suite of panel sided bath with shower mixer tap, pedestal hand wash basin and close coupled W/C, tiled walls and floor, wall mounted heated towel radiator, ceiling light point and window to the rear.

**OUTSIDE:**

The front of the property is mainly laid to lawn with flower and shrub beds. The private, South facing rear garden is mainly laid to lawn with mature trees, shrubs and flower beds enclosed by wood panel fencing. Gate to the side.

**GARAGE AND PARKING:** 2.56m (8'5") x 5.32m (17'5")

Single garage with up and over to the front and personal door to the rear garden. Gravelled driveway giving parking to 3/4 cars.

**SERVICES AND OUTGOINGS:**

Mains water, drainage and electricity. Electric storage heating. South Oxfordshire District Council, Tax Band F.

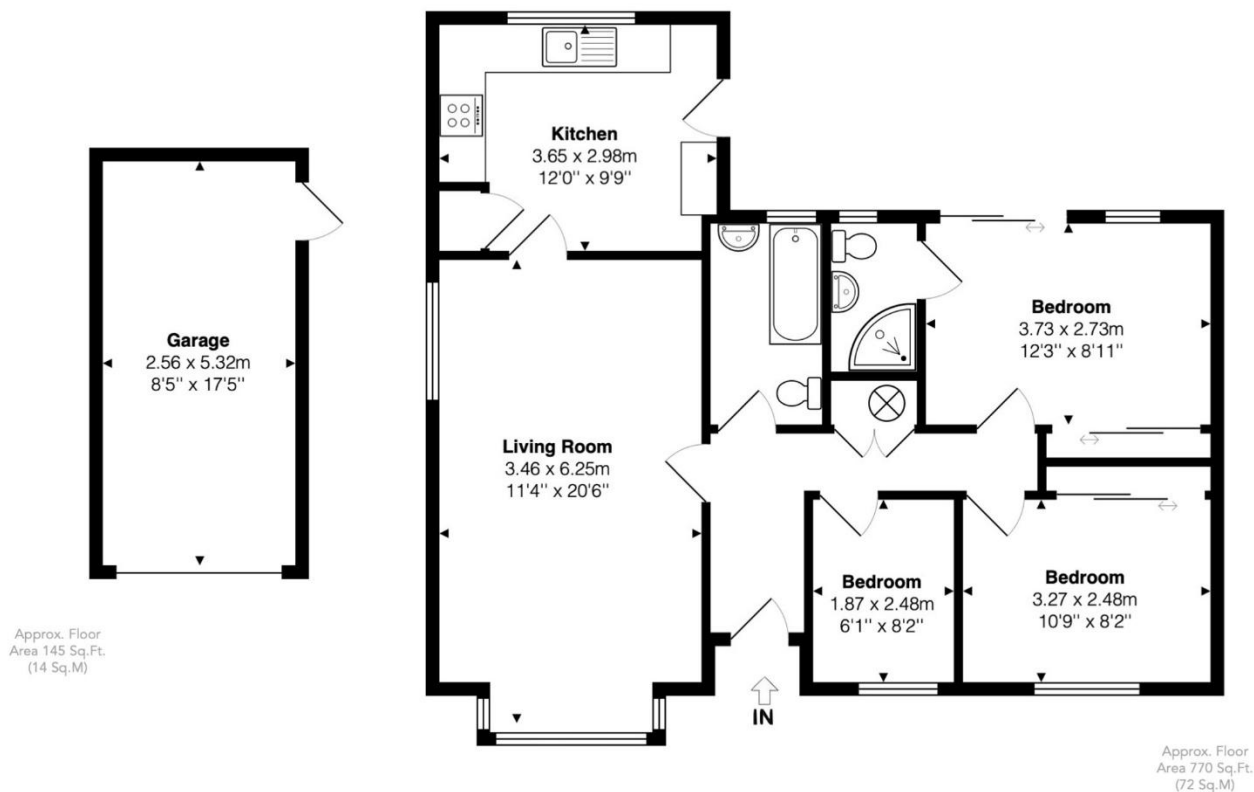
**EPC RATING:**

46 E

**VIEWING ARRANGEMENT:**

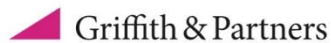
Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.





The approximate total area for the elements of the property represented on the floorplan is 85 SqM (915 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd 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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