



32 Spring Lane, Watlington,  
Oxfordshire, OX49 5QN

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





#### DESCRIPTION

An extended semi detached house with accommodation comprising sitting room, kitchen, dining room, cloakroom, four double bedrooms and bathroom. The property benefits from a good size rear garden, parking and garage.

#### ACCOMMODATION - GROUND FLOOR:

Front door into:

#### HALLWAY:

Doors to the sitting room, kitchen, cloakroom and under stairs cupboard, stairs rising to the first floor, cloaks cupboard and window to the side.

#### CLOAKROOM:

Fitted with a white suite comprising vanity hand wash basin and close coupled WC, ceiling light point and window to the front.

#### SITTING ROOM: 3.77m (12'4") x 5.64m (18'6")

A double aspect reception room with window to the front and glazed double doors to the rear, fireplace with real flame gas fire, wall and ceiling light points and radiator.

#### KITCHEN: 4.29m (14'1") x 2.77m (9'1")

Fitted with a matching range of wall and base units housing cupboards and drawers, block edge work surfaces, inset white 1½ bowl sink/drain unit with mixer tap, inset 5 ring gas hob, built in double oven and microwave, space and plumbing for dishwasher and washing machine, space for tower fridge/freezer, tiled splash backs, recessed ceiling down lights, windows to the side and rear and arch way to:



#### DINING ROOM: 3.07m (10'1") x 4.72m (15'6")

Triple aspect with window and glazed door to the sides and glazed double doors to the rear, fireplace, ceiling light points and radiator.

#### FIRST FLOOR - LANDING:

Doors to all four bedrooms, bathroom and airing cupboard housing gas central heating boiler and water tank, hatch to part boarded loft space, ceiling light points.

#### BEDROOM ONE: 3.08m (10'1") x 4.11m (13'6")

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





**BEDROOM TWO:** 4.57m (15'0") x 2.67m (8'9")

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

**BEDROOM THREE:** 3.57m (11'9") x 2.67m (8'9")

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

**BEDROOM FOUR:** 2.05m (6'9") x 3.65m (12'0")

Double room with window to the side, ceiling light point and radiator.

**BATHROOM:**

Fitted with a white suite housing panel sided shower bath, pedestal hand wash basin and close coupled WC, tiled walls, vanity cupboard, ceiling light point, heated towel radiator and window to the front.

**OUTSIDE:**

The front of the property has a gravelled driveway with parking for three cars, a lawn area, access to the garage and a mature hedge boundary.

The pretty rear garden is mainly laid to lawn with a paved terrace, mature flower shrub and tree borders, two garden sheds and personal access to the garage.

**GARAGE:** 2.38m (7'10") x 4.89m (16'1")

Single garage with up and over door to the front, personal door to the rear, power and light.

**SERVICES AND OUTGOINGS:**

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

**EPC RATING:**

73 C

**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 127 SqM (1364 Sq.Ft)

Spring Lane, Watlington, Oxfordshire, OX49 5QN



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.

G298

42 High Street, Watlington  
Oxfordshire, OX49 5PY

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

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

[griffithandpartners.co.uk](http://griffithandpartners.co.uk)