IN HOUSE ESTATE AGENTS

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Woodcote

Coming to the market with no onward chain, is an opportunity to acquire a generous sized three bedroom property in the desirable village of Woodcote. It features not one but two utility rooms as well as a dressing room and en-suite to the master bedroom. With its substantial plot size it offers the potential to extend (subject to planning permission) while its driveway, carport and garage provides ample off-street parking. All this along side the easy access to excellent local amenities and transport links, this property won't be available for long. WHAT THE OWNER SAYS ... 'What I have enjoyed most about living here are the large village amenities and the country views and walks'.

- **NO ONWARD CHAIN**
- **DRESSING ROOM**
- **LOVELY LANDSCAPED REAR GARDEN**
- **GENEROUS SIZED LIVING SPACE**
- **TWO UTILITY AREAS**
- **EN-SUITE TO MASTER**
- **GARAGE AND AMPLE OFF-STREET PARKING**
- **EASY ACCESS TO EXTENSIVE LOCAL AMENITIES INCLUDING EXCELLENT SCHOOLS**

Goring Road
Woodcote

£550,000

APPROACH
The property is accessed via the gravelled driveway which provides ample off-street parking and leads to the garage and carport. The frontage is laid to lawn and planted with mature shrubs and plants. The property's front door opens to:

PORCH
Ideal area for outdoor wear.

HALLWAY
Return stairs rising to first floor, under stairs cupboard, radiator and double glazed window. Doors to:

LOUNGE ***17' 1" x 10' 4" (5.20m x 3.16m)***
Electric fireplace with brick surround and tiled hearth, double glazed window and double doors lead to:

STUDY ***10' 4" x 9' 10" (3.15m x 3m)***
Radiator and archway to;

DINING ROOM ***17' 10" x 10' 2" (5.44m x 3.11m)***
Two radiators, double glazed window, double glazed sliding doors leading to conservatory. Access to garage.

KITCHEN ***13' 0" x 10' 2" (3.96m x 3.1m)***
Matching range of wall and base units, one and a half bowl stainless steel sink/drainer. Space and plumbing for cooker and dishwasher. Extractor fan, tiling to walls and floor and triple aspect double glazed windows.

CONSERVATORY ***9' 10" x 7' 10" (3m x 2.4m)***
Radiator and double glazed door leading to patio.

UTILITY ROOM ONE
Matching range of wall and base units, and space for fridge/freezer.

UTILITY ROOM TWO ***9' 10" x 9' 0" (2.99m x 2.74m)***
Sink, space and plumbing for washing machine and tumble dryer. Storage cupboard, tiling to floor, double glazed window and double glazed door to side of property.

CLOAKROOM
Suite comprising hand wash basin and WC. Tiling to floor and double glazed window.

LANDING
Access to loft, double storage cupboard and doors to:

MASTER BEDROOM ***11' 8" x 10' 9" (3.55m x 3.27m)***
Two double built-in wardrobes, radiator and double glazed window. Entrance to:

DRESSING ROOM ***8' 10" x 6' 0" (2.7m x 1.82m)***
Double built-in wardrobe and double glazed window.

EN-SUITE
White suite comprising walk-in shower, hand wash basin and WC. Tiling to walls and floor.

BEDROOM TWO ***20' 2" x 6' 11" (6.15m x 2.1m)***
Two radiators and two double glazed windows.

BEDROOM THREE ***12' 8" x 10' 6" (3.85m x 3.2m)***
Two double built-in wardrobes, radiator and double glazed window.

BATHROOM
White suite comprising panelled bath with power shower over, hand wash basin, bidet and WC. Airing cupboard, chrome heated towel rail, fully tiled walls and floor. Two

MONEY LAUNDERING REGULATIONS 2003 - intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.