







## West Chiltern, Woodcote

A chalet style home in this popular quiet cul-de-sac conveniently located within walking distance of village amenities and highly regarded primary and secondary schools. The property is well presented throughout offering flexible accommodation with a fabulous open plan kitchen/living/dining room with doors to the garden. There are two ground floor bedrooms, a recently installed bathroom and two first floor large double bedrooms. To the front a gravel driveway has parking for two cars leading to a garage. The secluded rear garden has a large established lawn, secluded patio area and rear door to the garage.

## Tenure - Freehold

### Accommodation

The property has gas central heating to radiators and double glazing throughout.

Entrance Hall: Window to front, under-stair storage recess, solid wood floors, stairs to landing.

Kitchen: 17'8 x 8'5 Window to rear and French doors to garden, range of shaker style storage units and oak worktops, space for range cooker with extractor hood above and marble splashback, integrated fridge/freezer and dishwasher, space for washing machine, white ceramic sink, downlighters, log stove on plinth, wood style floor, radiator. Open to:

Living/Dining Room: 11'9 x 16'7 Window to front with plantation shutters, fireplace with electric fire and marble surround, wood style floor, radiator.







Bedroom 3: 11'10 x 9'8 Window to front, fitted wardrobe, solid wood floor, radiator.

Bedroom 4: 11'6 x 8'10 Window to rear, wardrobe recess, radiator.

Bathroom: Window to rear, white three-piece suite including corner bath with shower above and basin vanity unit, marble tiled walls and floor with underfloor heating, chrome radiator, downlighters.

Stairs to landing: Loft access, Velux window.

Bedroom 1: 18'9 x 9'9 Window to rear and Velux, wood style floor, radiator.

Bedroom 2: 11'9 x 11'5 Velux window, wood style floor, radiator.

#### Outside

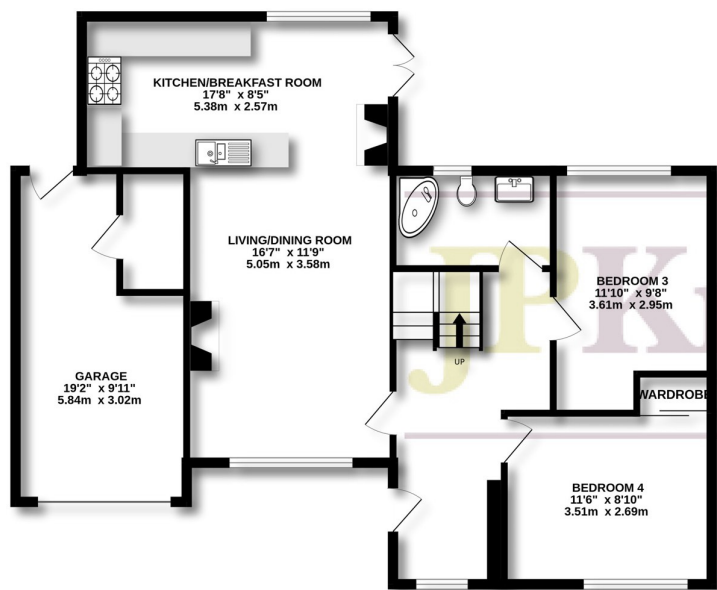
The secluded rear garden has a Astro turf area leading to an established lawn interspersed with shrubs, timber fence boundary and rear access to the garage.

Garage: 19'2 x 9'11 including a large storage cupboard, double doors, space for appliances, light and power.

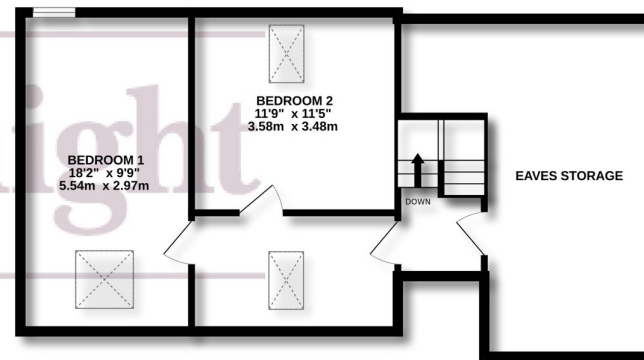
To the front there is a gravel driveway with parking for two cars leading to the garage, flanked with lawn, log store.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1594sq.ft. (148.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	80 C
39-54	E		
21-38	F		
1-20	G		

Directions

From our office head south on St Martins Street across Market Place and continue onto Reading Road. At the roundabout that the first exit onto A4130 Nosworthy Way, and the 2nd exit at the next roundabout onto A4074. Continue for 3.8 miles and turn right onto Red Lane B471. After 0.6 miles turn left into Whitehouse Road then second right into West Chiltern where the property can be found on the right hand side.