



Chiltern Gardens, Woodcote, RG8 0BU



Chiltern Gardens, Woodcote

An immaculately presented modern home built last year by the premium home builders Rectory Homes to an exacting standard. Ideally located on the edge of this popular village and within catchment of highly regarded primary and secondary schools. The accommodation comprises a beautifully fitted kitchen with granite worktops, light and airy living/dining room with French doors to the garden, whilst on the first floor there are two double bedrooms and two bathrooms. There is a secluded west facing rear garden with low maintenance landscaping, storage shed and air source heat pump. There is gated access to the rear with two parking spaces to the front and side of the property.

Tenure - Freehold

The property has air source heating and double glazing throughout.

Accommodation

Entrance Hall: Wood style floor, under-stair storage cupboard, radiator, stairs to landing.

Kitchen: 15'9 x 7'6 Window to front, modern range of Shaker style storage units with granite worktop, double oven, integrated fridge/freezer, washing machine and dishwasher, induction hob with extractor hood above, downlighters, radiator, wood style floor, radiator.

Living/Dining Room: 17'4 x 12'1 Double aspect with window to the side and French doors to the garden with glazed sidelights, two radiators.

Cloakroom: Window to front, white two-piece suite including basin vanity unit, wall mirror, wood style floor, downlighters, radiator.





Stairs to landing: loft access.

Bedroom 1: 15'11 x 11'7 Window to rear, fitted wardrobe, radiator.

Ensuite Shower Room: Window to rear, white three-piece suite including basin vanity, wood style floor, chrome radiator, downlighters.

Bedroom 2: 11'7 x 9'8 Two windows to front, fitted wardrobe, storage cupboard with hot water tank, radiator.

Bathroom: Window to side, white three-piece suite including bath with shower above and basin vanity unit, wall mirror, wood style floor, downlighters, radiator.

Outside

The secluded rear garden faces west and offers a great deal of privacy with a full width paved terrace leading to an established lawn, storage shed and rear gated access to the parking spaces adjacent.

The property is approached via a paved path and steps to the front door with a covered porch flanked with lawn and planted borders and a block paved parking space to the front.

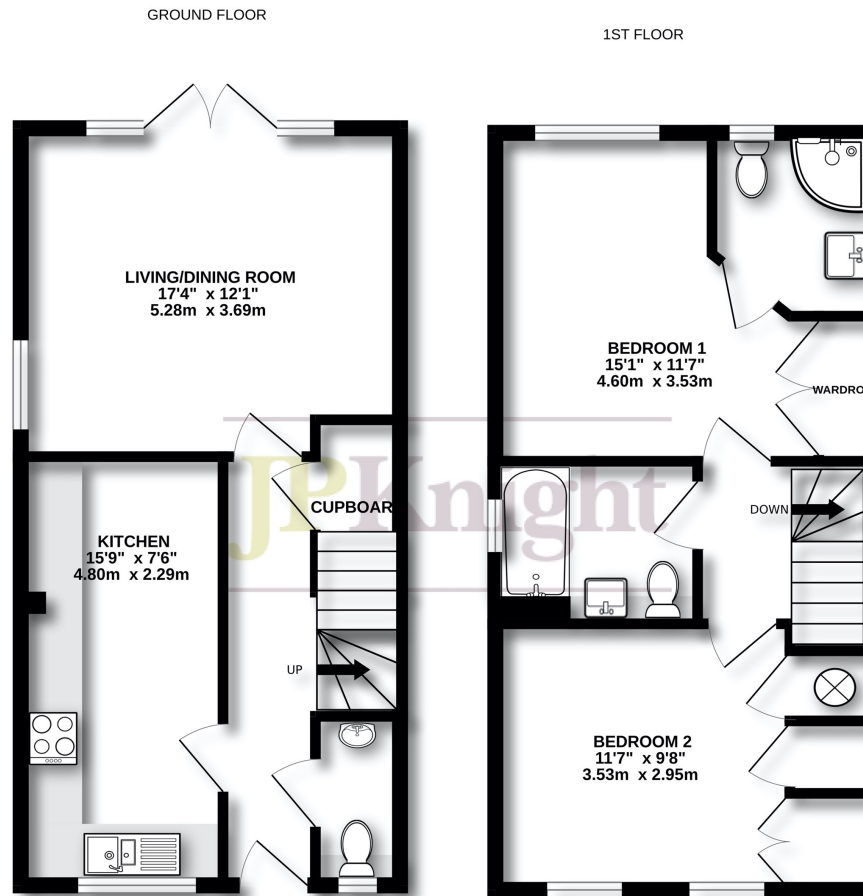


Directions

From our office turn right onto Market Place and continue onto St Marys Street and Reading Road. At the roundabout take the first exit onto Nosworthy Way and at the next roundabout take the second exit and continue for 4.5 miles then turn right onto Reading Road. Turn right again onto Chiltern Gardens and continue to the end of the development where the property is on the left hand side.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



TOTAL FLOOR AREA: 986sq.ft. (91.6 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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