



Schuster Close, Cholsey OX10 9GY





## Schuster Close, Cholsey

A superbly presented family home set in this small cul-de-sac on the edge of this highly regarded development, there is a carport and parking space, mature garden with established shrubs and a train station within walking distance. The spacious accommodation is arranged over three floors comprising four bedrooms, two bathrooms, an open plan L-shaped living-dining room and separate kitchen.

The property has gas central heating to radiators, triple/double glazing and a Titan air recirculation system.

## Tenure - Freehold

Accommodation

Entrance Hall: Stairs to landing, radiator, wood style floor.

Living/Dining Room: 24'5 x 17'11 (L-shaped) Attractive glazed area with French doors to the garden, three radiators, under-stair cupboard, wood style floor.

Kitchen: 12'9 x 8'10 Window to front, modern range of storage units, worktops, integrated fridge/freezer, dishwasher and washing machine, single oven, gas hob with extractor hood above, wood style floor, downlighters.

Cloakroom: Window to front, white two-piece suite, radiator, wood style floor.







Stairs to 1<sup>st</sup> Floor Landing: Airing cupboard, radiator.

Bedroom 2: 10'11 x 10'6 Tall window to the front with plantation shutters, radiator.

Ensuite Shower Room: Window to front, white three-piece suite including wide shower cubicle, radiator, part tiled walls, chrome radiator.

Bedroom 3: 10'5 x 9'4 Window overlooking the rear garden with plantation shutter, radiator.

Bedroom 4: 9'4 x 7'2 Window over rear garden, radiator.

Bathroom: Fitted with a white three-piece suite including bath with shower, part tiled walls, radiator, chrome radiator.

Stairs to 2<sup>nd</sup> Floor Landing: Large eaves storage cupboard; Titan air re-circulation unit, light and power.

Bedroom 1/Family Room: 15'3 x 18'10 (max) Window to the front, Velux window to rear, storage cupboard, fitted wardrobe, eaves storage, radiator.

Outside

Car Port: Adjacent to the property with a parking space to the front.

Rear Garden: A secluded attractive established courtyard style garden with mature shrubs, plants and trees. A paved terrace leads to a lawn enclosed by a brick wall and timber fencing with side gate to the parking area.

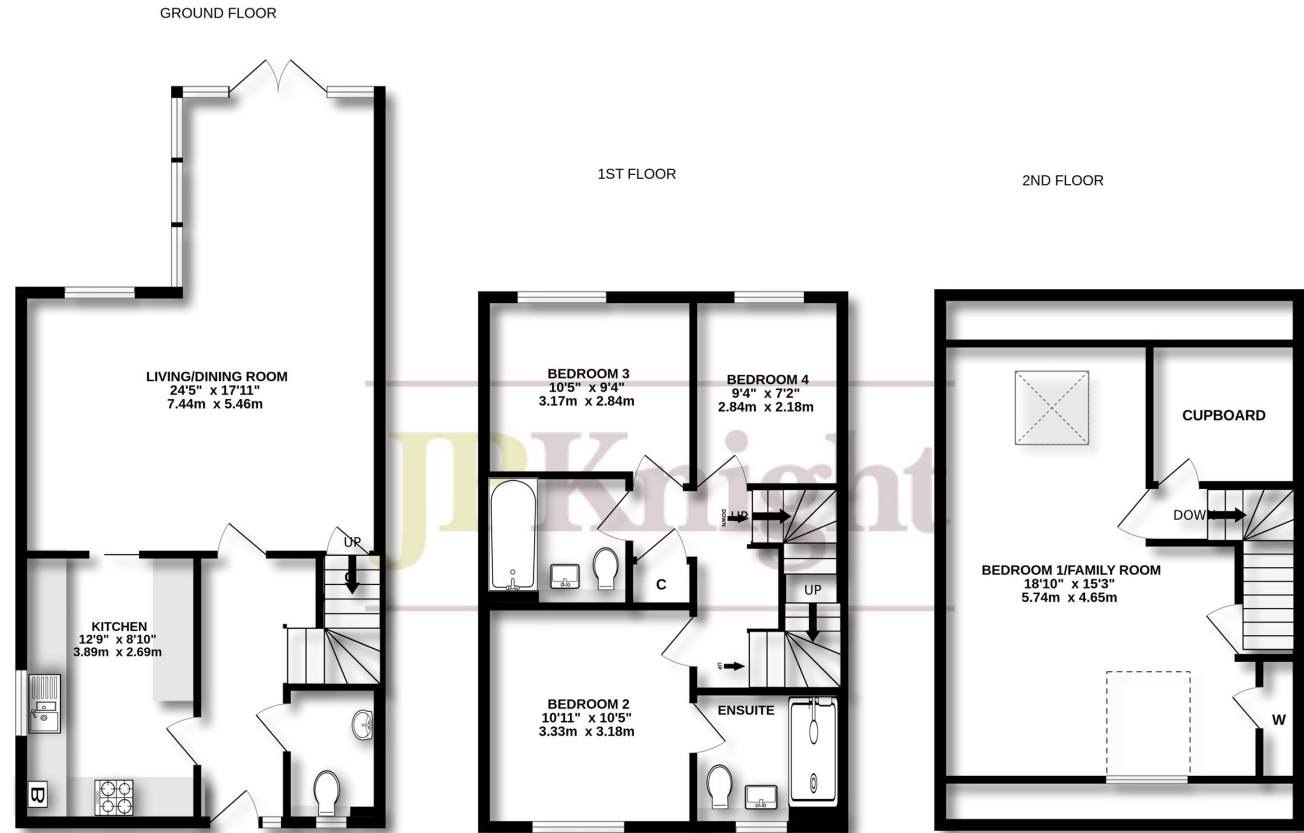


### Directions

Turn left from our offices into St Martin's Street, through the Market Place and out onto the Reading Road: follow the road across the large roundabout onto the A329 and continue for 1.4 miles, then take the third entrance on the left into Ferry Lane and take the second right into Schuster Way, the property is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 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 : 1356sq.ft. (126.0 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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