



Robert Sparrow Gardens, Crowmarsh Gifford OX10 8DQ



Robert Sparrow Gardens, Crowmarsh Gifford

Set in a secluded position on this small and popular residential development with easy access links to Reading and Oxford and Wallingford town centre: a beautifully presented family home with parking spaces for three cars leading to a garage and a secluded garden. There are three bedrooms and a bathroom on the first floor, the ground floor comprises a triple aspect living room with fireplace, and a superb 18' kitchen/breakfast room with French doors to a conservatory, entrance hall/study and cloakroom.



Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators.

Accommodation

Entrance Porch: Front door with side window to:
Entrance Hall/Study: 9'1 x 6'5 Front aspect, wood floor, under stair storage cupboard, radiator.

Living Room: 18'2 x 10'4 A bright triple aspect room with patio doors to the conservatory, fireplace with slate hearth, wood floor, radiator.

Kitchen/Breakfast Room: 17'9 x 11'10 Window overlooking the garden, twin French doors to the conservatory, it is fitted with an extensive range of contemporary storage units and worktop, stainless steel sink unit, integrated double electric oven, gas hob with extractor hood above, dishwasher and washing machine. Space for fridge/freezer, tiled floor, downlighters, radiator, loft access.

Conservatory: 10'3 x 9'6 French doors to garden, wood floor, electric panel radiator.





Cloakroom: White two-piece suite including basin vanity, wood floor.

Stairs to Landing: Loft access, airing cupboard housing gas boiler, storage/wardrobe cupboard.

Bedroom 1: 10'5 x 9'7 Double aspect with windows front and side, fitted wardrobe, radiator.

Bedroom 2: 11'3 x 8'8 Window to front, fitted wardrobe, radiator.

Bedroom 3: 7'10 x 7'6 Rear aspect, fitted wardrobe, radiator, wood style floor.

Bathroom: Window to rear, fitted with a white three-piece suite including a bath with shower over, tiled walls and radiator.

Outside

To the front there is driveway parking for three cars leading to the garage, a lawn flowerbed and pathway to the front door.

Garage: 16'8 x 7'9 Double doors, light and power, door and window to the side, eaves storage.

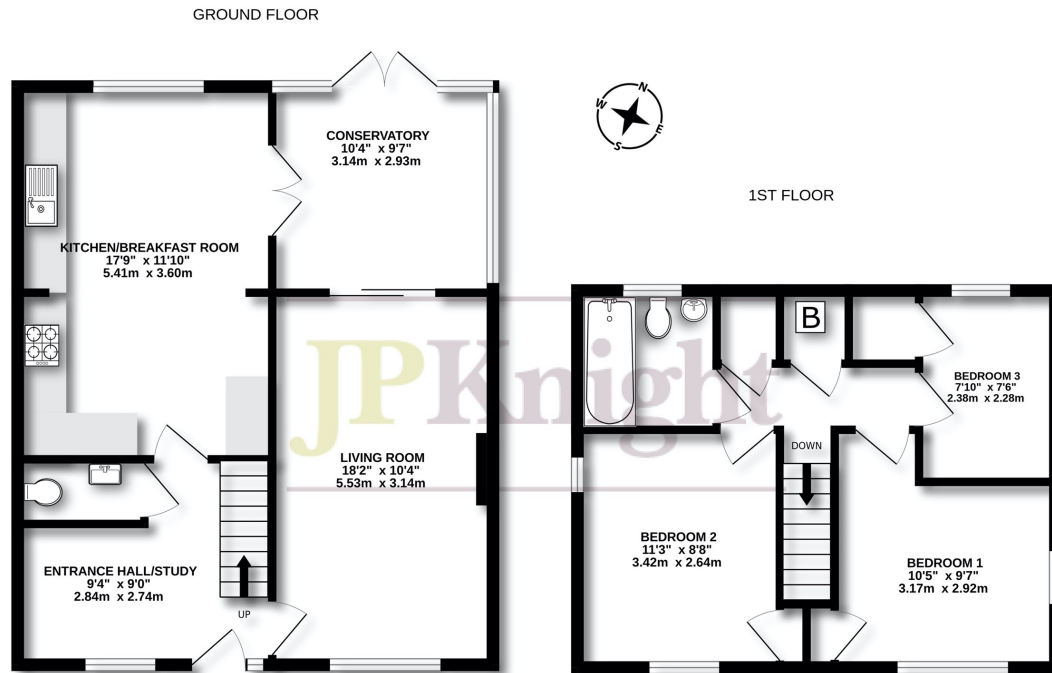
Rear Garden: Extends to 35' in length and with good privacy it is adjacent to the allotments. With a central lawn bordered by shrubs and plants there is a paved terrace and small pond. Enclosed by timber fencing with conifer screening with gated access to the front.



Directions

Turn right from our offices in St Martins Street and turn right into the High Street. Continue over the bridge into Crowmarsh Gifford. Proceed straight across the mini roundabout and continue to the roundabout on the A4074 and turn right. Take the first left into Cox's Lane, first left into Robert Sparrow Gardens. The property is at the top of the close on the right hand side.

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



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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.
Made with Metropix ©2024

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.

