



Kentwood Close, Cholsey OX10 NQ





## Kentwood Close, Cholsey

Set within a quiet residential cul-de-sac, this superbly refurbished two-bedroom semi-detached home occupies a generous plot with excellent outdoor space. The property features a long gated driveway offering ample off-street parking, a well-maintained enclosed front garden, and a substantial south-southwest facing rear garden extending approximately 68 feet – ideal for entertaining or relaxing in the sun.

The interior has been tastefully modernised throughout, offering bright, stylish living accommodation with quality finishes. Located just a short walk from the train station and village amenities, the property offers the perfect blend of peace and privacy.



## Tenure - Freehold

### Accommodation:

The property is double glazed, it has modern electric heating and an array of photovoltaic cells.

### Front door to:

Living Room: 15'9 x 11'9 Double aspect with plantation shutters to the front, fireplace with a log stove on a tiled hearth. Down lighters and electric radiator, stairs to landing.

Kitchen/Breakfast Room: 15'11 x 10' View of the garden and side door, attractive range of storage units with worktops, Belfast sink. Integrated AEG induction hob, extractor hood, electric oven, fridge-freezer and dishwasher, space for washing machine and tumble drier. Tiled floor, electric radiator, down lighters and under stair cupboard.







Stairs to Landing: Loft access, side window.

Bedroom 1: 15'11 x 11'10 Front aspect with plantation shutters, wood style floor, double doors into a walk-in wardrobe with light, electric radiator.

Bedroom 2: 10'2 x 9'8 Rear aspect, electric radiator and wood style floor.

Shower Room: Fitted with a white 3-piece suite including a shower cubicle, hand basin in vanity unit and low level wc, down lighters, tiled floor and electric heater, double glazed window.

Outside:

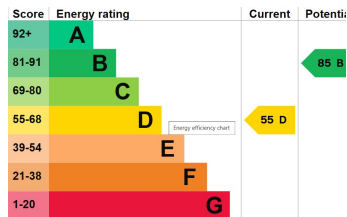
To the Front: There is a long driveway with parking for several cars, large side garden with timber side fencing and laurel hedge.

Rear Garden: A delightful feature it extends to approx. 68' and faces south, southwest. Full width gravel/paved terrace leading to the garden which will be seeded to lawn, garden shed, all enclosed by timber fencing.



### Directions

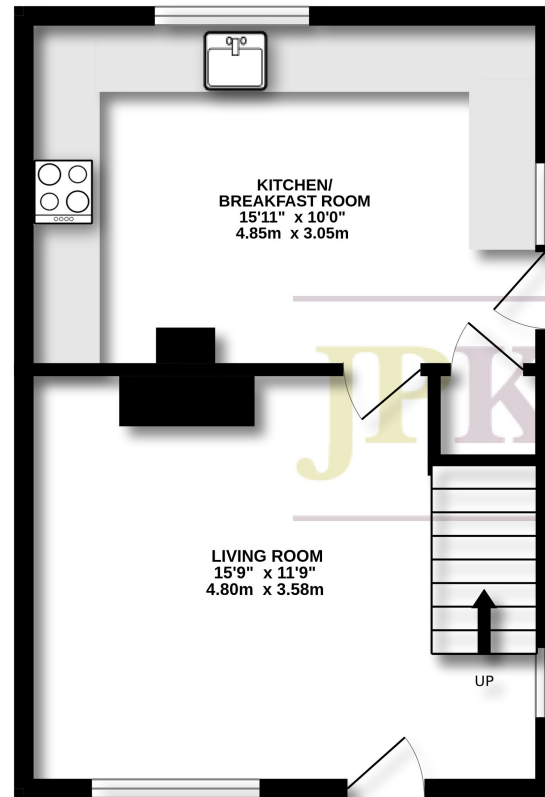
Turn left from our offices into St Martin's St, proceed out through the town and onto the Reading Road. At the roundabout take the third exit onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the twin mini roundabouts (by Tesco) past into Station Road. Turn first left into Crescent Way, then right onto Kentwood Close.



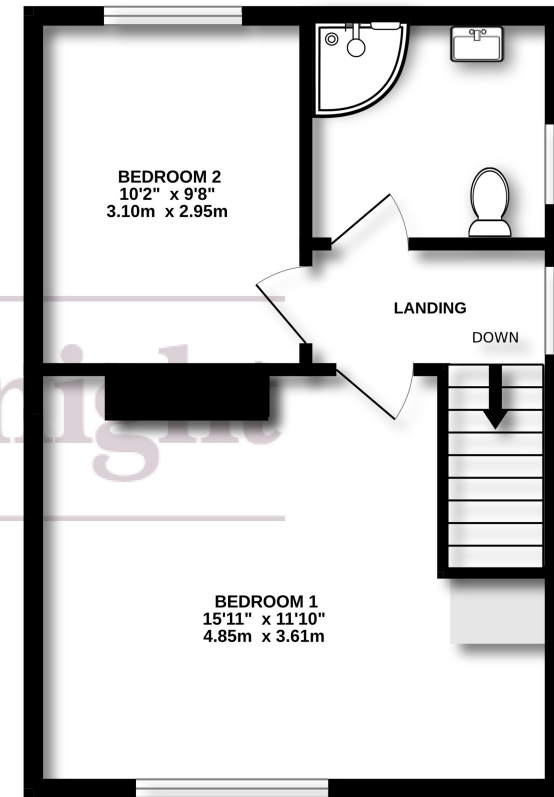
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 753sq.ft. (70.0 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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