

PROPERTY AGENTS

**JP**Knight



West End, Cholsey OX10 9LW



## West End, Cholsey

Set in an established residential road just moments from the train station and close to the village centre, an extended family home with 3 bedrooms and 2 reception rooms. It also features driveway parking to the side and a secluded 35' rear garden. There is a 16'8 kitchen, a bathroom and a downstairs cloakroom. The local amenities are within easy reach and there are lovely countryside walks nearby.

### Accommodation

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

## Tenure - Freehold

Entrance Hall: Window to side, radiator.

Cloakroom:

Fitted with a 2-piece suite, wood style floor, window.

Sitting Room: 16'8 x 13'9 incl. stairs

Double aspect with windows to front and side, feature stone fireplace with gas fire: radiator.

Kitchen: 16'8 x 8'10

Fitted with a range of storage units, worktops, stainless steel sink and spaces for cooker, fridge/freezer and washing machine. Wood style floor, radiator, gas boiler, window to side open way and serving hatch to:

Dining Room: 14'2 x 11'

Double aspect with windows rear and side and a door to the garden: radiator.





Stairs to Landing:  
Window to side, loft access: airing cupboard.

Bedroom 1: 11'6 x 9'11  
Front aspect, radiator, double wardrobe.

Bedroom 2: 10'6 x 8'11  
Window to rear, radiator: wardrobe.

Bedroom 3: 8'6 x 6'5  
Window to front, radiator, over stair cupboard.

Bathroom:  
A white 3-piece suite including a bath with shower above, tiled walls, wood style floor, window, radiator.

Outside

Front Garden:  
An area of lawn flanks the drive with a picket fence to the front and established shrub set to the borders.

To the side of the house is a paved area with timber shed, side terrace and gate to the garden (approx. 35' x 14' average).

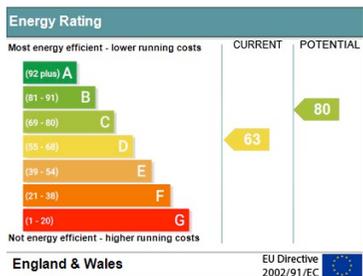
Rear Garden:  
An attractive feature it extends to 35' in length and features a full width paved terrace leading to an area of lawn with plants and shrubs. Timber fence and gate to the front.



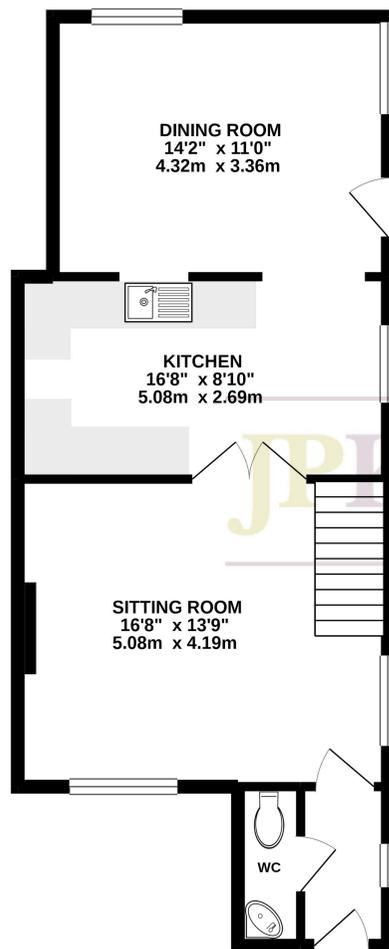
GROUND FLOOR

Directions

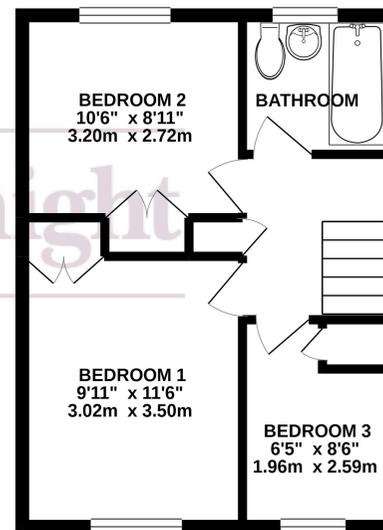
Turn left from our offices into St Martin's St, follow this through the Market Place and into Reading Road, to the roundabout and turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the next roundabout into Station Road. West End is on the right before the train station, the property is on the right.



**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.



1ST FLOOR



TOTAL FLOOR AREA : 1001sq.ft. (93.0 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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