



Chambrai Close, Appleford OX14 4NT



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In a superb position at the head of a small development this detached family home features both extensive driveway parking and a beautifully planted and private rear garden.

The property comprises 3 bedrooms and bathroom to the first floor, whilst downstairs it has a sitting room, dining room, kitchen and adjacent utility/store room. There is gas central heating to radiators and double glazing throughout. The train station is a short walk and the nearby Thames crossing at Culham gives access via the A4074 to both Oxford and Reading.

Tenure - Freehold

Accommodation

Front door and side window to:
Entrance Hall: Tiled floor, stairs to landing with cupboard under, side window and radiator.

Sitting Room: 11'10 x 11'10 Picture window out to the front, wall mounted electric fire, radiator and open way to:

Dining Room: 13'1 x 9'9 French doors to garden (soon to be replaced with a sliding door), radiator.

Kitchen: 11'9 x 7'10 Window to rear, attractive range of storage units with worktops and sink unit. Integrated appliances including Induction hob with extractor hood, electric oven, fridge and dishwasher. Tiled floor, tall cupboard.





Utility/Store Room: 15'6 x 8'3 Window front and rear, door to garden, storage units and worktops, appliance spaces.

Stairs to Landing: Side window, loft access, linen cupboard.

Bedroom 1: 11'10 x 10'10 Window out to the front, range of fitted wardrobes, down lighters and radiator.

Bedroom 2: 11'2 x 9'10 Rear aspect, radiator and wardrobe.

Bedroom 3: 7'7 x 6'11 Front aspect and radiator.

Bathroom: Fitted with a white 3-piece suite including a P-bath with shower and screen above, tiling, window and radiator.

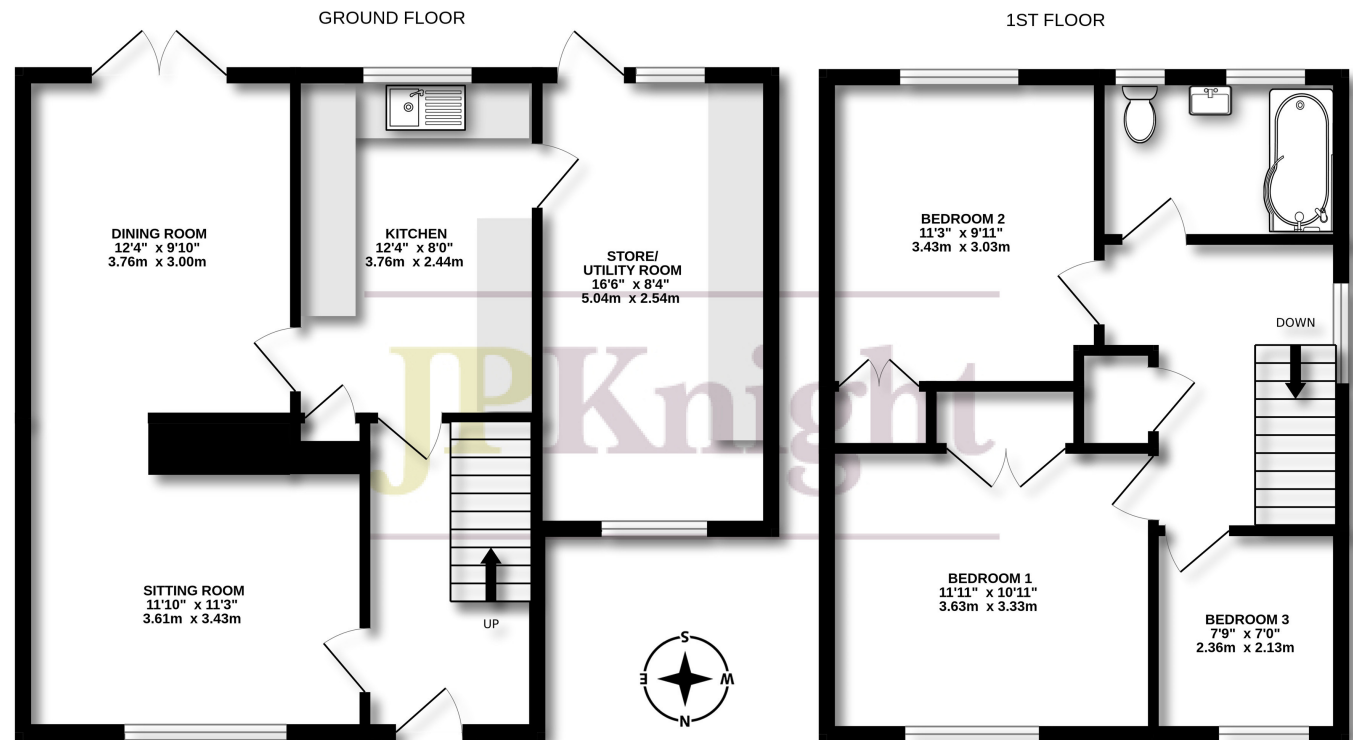
Outside

To the Front: There is a large gravel drive with ample parking/turning space, corner flowerbed and side timber fence.

Rear Garden: Beautifully planted it features a full width paved terrace leading to a central lawn with established side borders. Beyond an archway leads to a gravelled area with established shrubs and a raised corner terrace. The gardens are enclosed by timber fencing with a gated side access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	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 : 1055sq.ft. (98.0 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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