



62 Station Road, Cholsey, OX10 9PX



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NO ONWARD CHAIN - Situated in a popular residential location in Cholsey and ideally positioned for easy access to the train station, this three bedroom link detached home is offered with considerable potential to modernise throughout. This is an excellent opportunity to create a family home in a sought after village setting close to local amenities.



Tenure - Freehold

The accommodation is approached via an entrance hall, with a spacious living room located to the front of the property. The living room features a wooden floor, a feature fireplace with flame effect fire, and useful recesses to either side of the chimney breast.

Doors from the living room and hallway lead through to the open plan kitchen/dining room, which benefits from two windows overlooking the garden. The kitchen is fitted with open wall cupboards and base storage units and provides spaces for appliances, offering a practical layout ready for updating to suite individual tastes.





Beyond the kitchen is a utility room with double doors opening onto the rear garden. The utility room also provides access to a ground floor cloakroom/wc and the garage.

On the first floor are three bedrooms, with the principal bedroom positioned to the front of the property. Two of the bedrooms benefit from fitted wardrobes. The family bathroom is fitted with a bath and shower over and presents the opportunity for refurbishment.

Externally, the front garden is predominantly laid to lawn and provides driveway parking leading to the garage, which is fitted with an up and over door and a useful side access door.

The rear garden is mainly laid to lawn with a paved seating area, central pathway, mature trees and shrub borders, and a garden shed, creating a pleasant outdoor space with plenty of scope for enhancement.

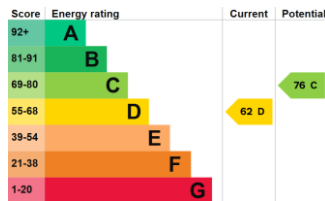


Approximate Gross Internal Area = 114.4 sq m / 1231 sq ft
(Including Garage)

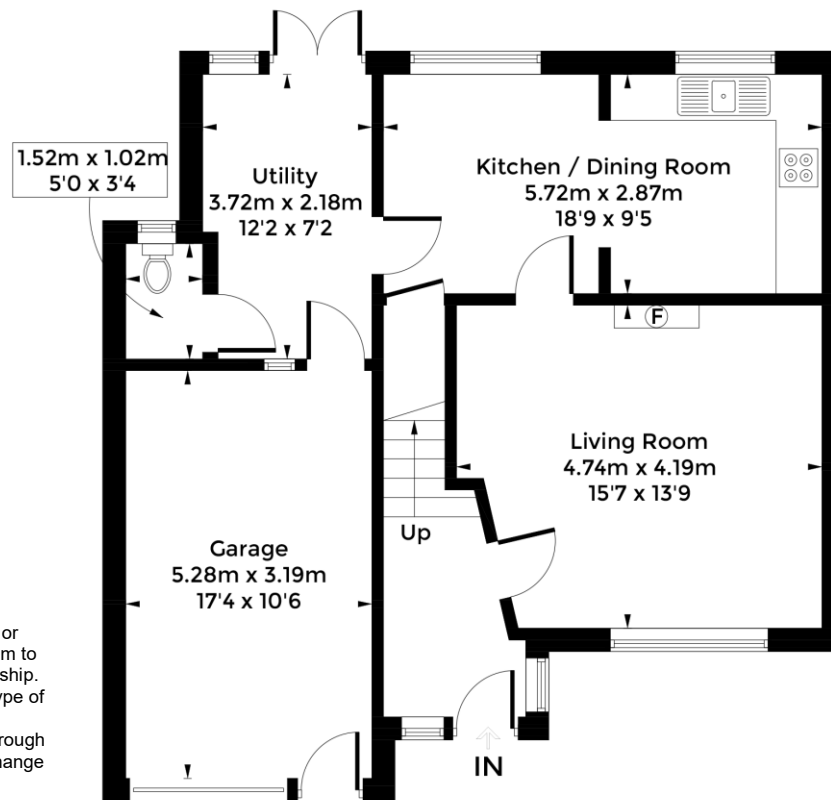


Directions

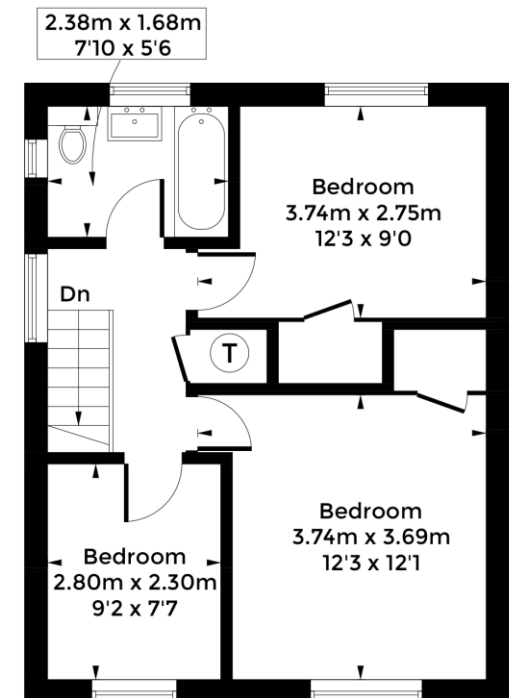
From our offices in St Martin's Street, turn right onto St Mary's Street, continue onto Reading Road, at the roundabout, continue straight onto Reading Road/A329, turn right onto Papist Way, turn right onto Station Road.



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



First Floor