



5 Rowland Road, Cholsey, OX10 9PB

£440,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



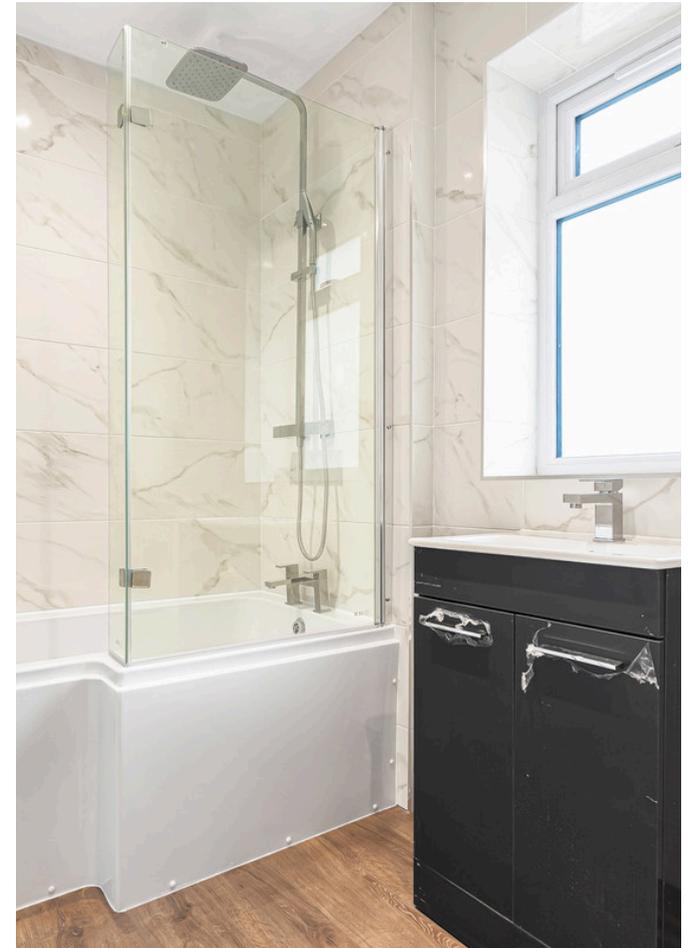
The Property

Situated on a quiet cul-de-sac within the sought after village of Cholsey this three-bedroom semi-detached property offers huge potential to extend a renovate throughout.

The ground floor accommodation has already undergone renovation work with new kitchen, bathroom and flooring with bi fold doors to the rear. The property comprises entrance hall, brand new kitchen with integrated appliances and quartz worktops plus an added utility, a downstairs fully tiled bathroom with 'P shape' bath, a comfortable lounge area featuring bi fold doors leading to the rear garden. Upstairs, the property offers two well-proportioned double bedrooms with field views to the rear plus a further single bedroom, Externally, the home benefits from a south/east facing rear garden with potential to extend to the rear and side subject to relevant planning permission. There is also a substantial front garden which also offers ample driveway parking for multiple vehicles.

With its excellent location and significant scope for improvement, this property presents a rare opportunity. To fully appreciate the potential on offer, early viewings are highly recommended





Key Features

- Three bedroom semi detached property
- No onward chain
- Brand new kitchen with integrated appliances
- Scope for further improvements and extensions (subject to relevant planning permission)
- Larger than average front garden with driveway parking
- Bi fold doors from the living area
- Walking distance to Cholsey train station
- Fully tiled and brand new bathroom

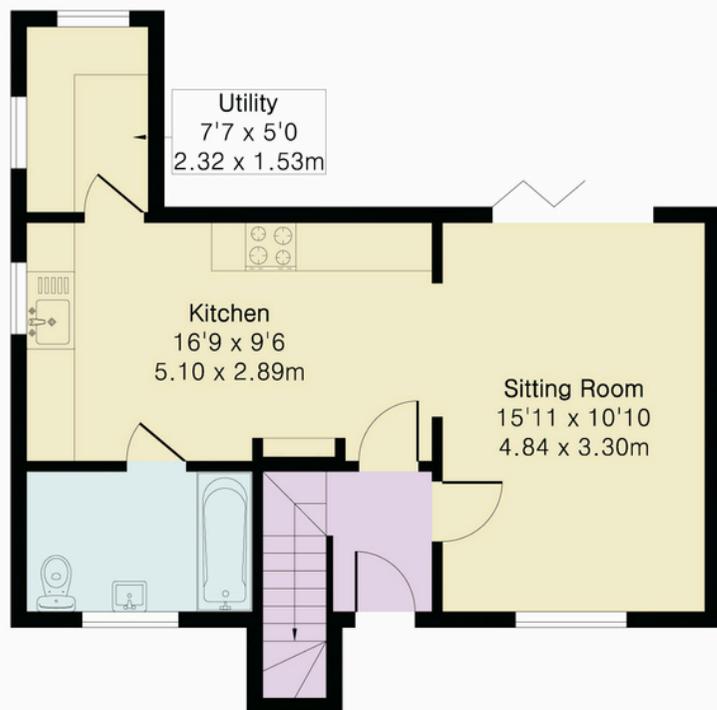
The Location

Nestled within the charming village of Cholsey, you'll enjoy a delightful blend of country living and modern amenities. This village offers a delightful community atmosphere, lots of sports groups, recreation fields, convenience stores, pubs and several local businesses. Not forgetting the train station making access to Reading, Oxford, Didcot & London Paddington a breeze.

Approximate Gross Internal Area 911 sq ft - 85 sq m

Ground Floor Area 496 sq ft – 46 sq m

First Floor Area 415 sq ft – 39 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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