



Kentwood Close, Cholsey, OX10 9NQ
£450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



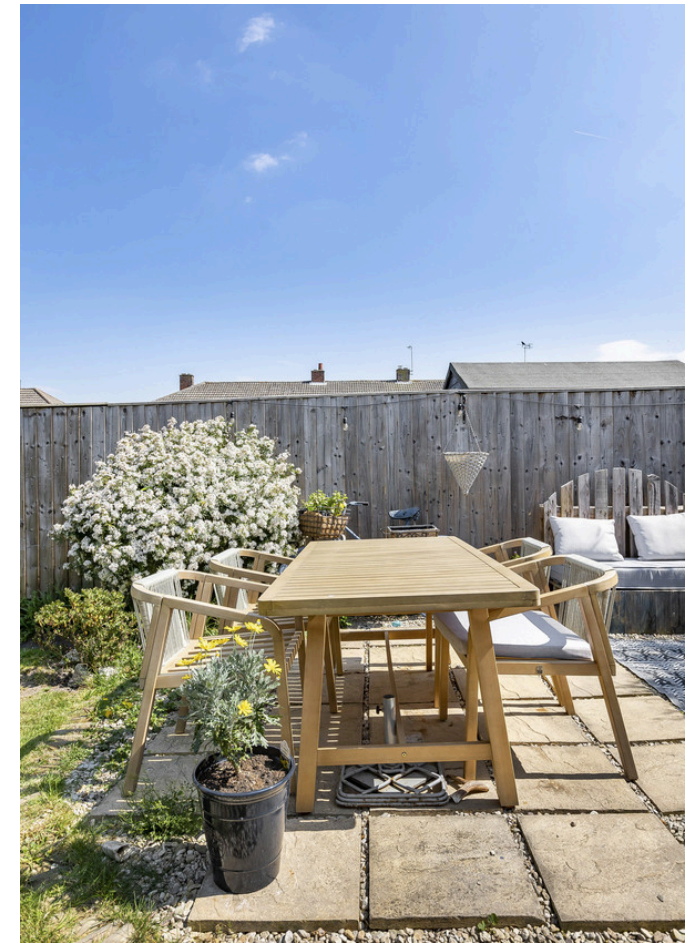


The Property

Situated in a cul de sac just a stones throw from the train station and shops is a very well presented and extended, three bedroom semi detached property with a south/west facing rear garden.

To the front is a dropped kerb with driveway parking for multiple vehicles and an entrance porch. Once inside you are greeted with a spacious lounge and feature wood burner which flows through into a modern and newly fitted kitchen/diner with patio doors. To the rear there is an additional reception room which could be used as a snug or office space. On the ground floor there is also the added benefit of a utility and cloakroom. Upstairs are three well proportioned bedrooms and a modern family bathroom. To the rear there is a private and enclosed south/west facing rear garden.





Key Features

- Cul-de-sac location
- Well presented throughout
- Three double bedrooms
- Private and enclosed rear garden
- Utility and cloakroom
- Driveway parking for multiple vehicles
- Newly fitted kitchen/diner



The Location

The property is ideally situated within Cholsey village which has the rare advantage of having a train station with a stopping service to Oxford Didcot Parkway Reading and London Paddington. The property is also positioned within walking distance to the local shops restaurants pharmacy and amenities. The local primary school is also within easy walking distance as well as sports and recreation field.

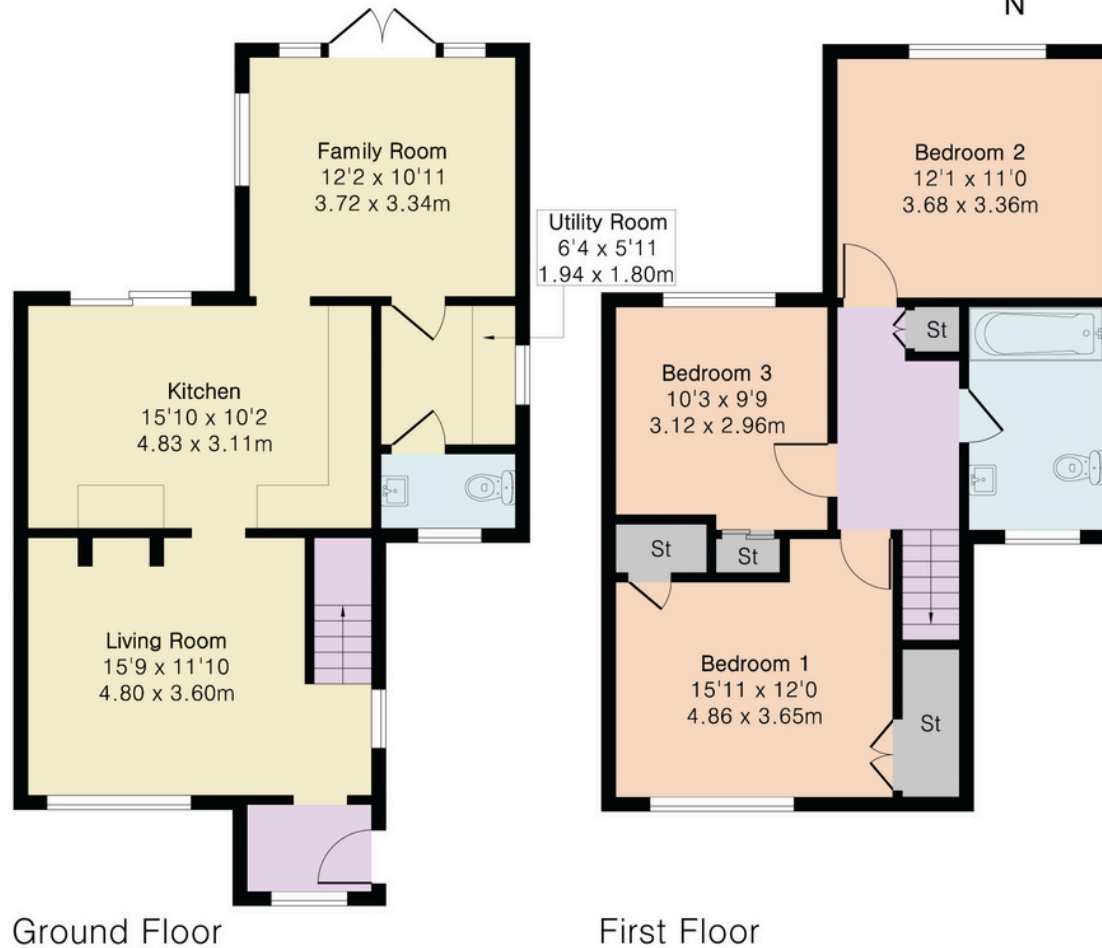
Some material information to note: - LPG central heating. Mains water, mains electrics, mains drains. There is driveway parking with the property. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available on all major mobile phone providers with the possible exception of Three network. The government portal generally highlights this as an unlikely/very low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area 1145 sq ft - 106 sq m

Ground Floor Area 585 sq ft – 54 sq m

First Floor Area 560 sq ft – 52 sq m



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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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