

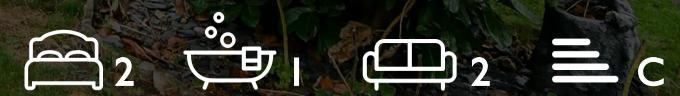
WE VALUE



YOUR HOME



Laurel Close, Chalgrove  
Offers Over £300,000



This well-presented two-bedroom home in the popular village of Chalgrove offers comfortable and inviting living with a south-east facing rear garden. The property is tucked away in a cul-de-sac, providing a setting with a real sense of community.

The property begins with an entrance porch leading into the lounge, complete with a feature fireplace. To the rear, the spacious kitchen/diner provides a social space, with doors opening directly onto the garden, perfect for entertaining or enjoying summer evenings outdoors.

Upstairs are two double bedrooms and a family bathroom. Outside, the private south-east facing rear garden enjoys plenty of sunshine throughout the day.

Additional benefits include a garage and off-street parking for one vehicle.

Ideally positioned for access to Oxford, Thame, and the M40, this home offers the perfect balance of village living and commuter convenience.

**What the Owner Says...**  
"The neighbours are fantastic - lots of fun in the close, with room for kids to play outside."





- SOUTH-EAST FACING REAR GARDEN
- WELL-PRESENTED THROUGHOUT
- LOUNGE WITH FIREPLACE
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER OVERLOOKING THE GARDEN
- CUL-DE-SAC & VILLAGE LOCATION
- EXCELLENT ACCESS TO OXFORD & TO THE M40
- GARAGE & OFF-STREET PARKING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

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