

WE VALUE



YOUR HOME



Ashfield Way, Cholsey
Offers Over £400,000



Well-presented throughout, this stylish two-bedroom home has been thoughtfully opened up to create a wonderful flow from the contemporary kitchen/dining room, complete with integrated appliances, through to the lounge. Featuring both a window and French doors, the lounge enjoys plenty of natural light and opens directly onto the enclosed rear garden, which also benefits from a substantial garden room/workshop. The ground floor is further complemented by a convenient cloakroom.

Upstairs, the property offers two generous double bedrooms, with bedroom one enjoying an en-suite shower room and attractive views across open fields to the rear. A family bathroom serves the second bedroom.

Externally, the property provides off-street parking for two vehicles and is ideally situated in the sought-after village of Cholsey, conveniently positioned for the train station, offering an approximate 40-minute commute into London Paddington.





- WELL-PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN WITH SIZEABLE GARDEN ROOM / WORKSHOP
- VIEWS OF OPEN FIELDS TO REAR
- CHOLSEY TRAIN STATION - 40 MINS APPROX TO LONDON PADDINGTON
- OFF-STREET PARKING FOR TWO VEHICLES
- EN-SUITE, BATHROOM & DOWNSTAIRS CLOAKROOM
- MODERN KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	96		
<p>Very energy efficient - lower running costs</p> <p>192 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk