



7 Arrow Close Middleton Cheney, Oxon OX17 2QJ
£439,950 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An impressive, spacious and versatile semi detached house, located in the heart of this sought after village.

**Entrance Hall | Cloakroom / WC | Living room |
Kitchen / Diner | Conservatory | Family room |
Utility area | Master bedroom with en suite and
dressing area | Three further bedrooms | Bathroom
| Garage and driveway | Rear garden**

Offered in excellent decorative order throughout, a four bedroom semi detached house occupying a favoured cul de sac location within walking distance of many amenities.

Ground Floor:

Spacious entrance Hall: Stairs rising off to first floor. Oak flooring. Cupboard housing gas boiler. Useful understairs storage area.

Cloakroom / WC: Hand basin. WC. Oak flooring. Extractor. Tiling to splashback areas.

Living Room: Feature fireplace with cast iron log burner. Oak flooring.

Kitchen / Dining room: Comprehensive range of shaker style wall and base units. Stainless steel sink unit and drainer. Ample work surfaces. Tiling to splash back areas. Four ring gas hob with double oven and grill. Extractor. Integrated Fridge / Freezer. Integrated dishwasher. Tiled flooring.

Conservatory: Brick and upvc construction with polycarbonate roof. Windows overlooking garden. Doors giving access to garden.

Garage: Fully plastered, light and power connected. Metal up and over door. Radiator.

First Floor:

Landing: Access to loft. Airing cupboard housing hot tank and immersion heater.

Master Bedroom and dressing room: Double bedroom to front aspect. Comprehensive range of fitted wardrobes.

En suite: Double width shower cubicle. Pedestal hand basin. Low level WC. Hand basin. All walls are fully tiled. Tiled flooring. Extractor. Heated towel rail.

Bedroom 2 : Double bedroom to front aspect.

Bedroom 3 : Double bedroom to rear aspect with fitted wardrobes.

Bedroom 4: Single bedroom to front aspect. Fitted wardrobe.

Bathroom: Contemporary white suite comprising of, P shaped bath with shower unit over. Hand basin. Low level WC. All walls are fully tiled. Tiled flooring. Extractor.

All windows and doors are UPVC double glazed.
Gas radiator heating with radiators in all rooms.
All internal doors are solid oak

Outside:

Rear garden: Enclosed by close board fencing. Patio area. Area laid to lawn. Shrubs and fruit trees. Garden measures approximately 45 ft square. Access to front via gate.

Front garden: Block paved driveway providing off road parking for several vehicles.

Services: ALL

Council Tax Banding: C

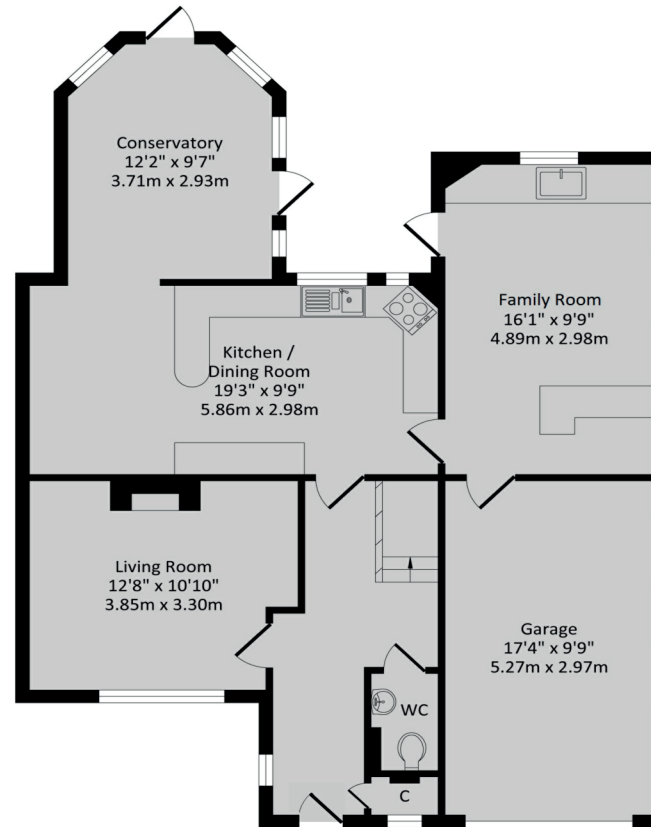
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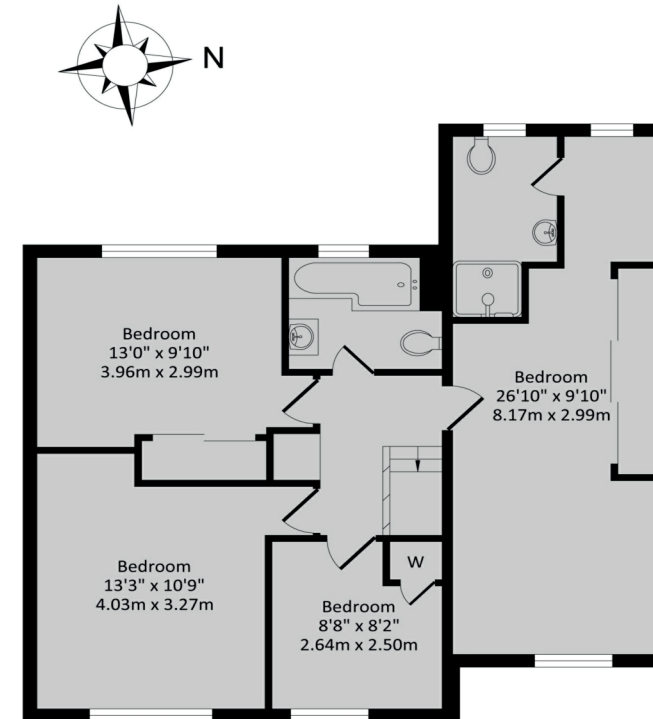


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	80
EU Directive 2002/91/EC			
www.epc4u.com			

Ground Floor
 903 sq.ft. (83.90 sq.m.) approx.



First Floor
 718 sq.ft. (66.70 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1621 sq.ft. (150.60 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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