

WE VALUE



YOUR HOME



Laurel Close, Chalgrove  
Offers Over £290,000



This well-presented two-bedroom home is situated in the popular village of Chalgrove, benefiting from good transport links to the M40, Oxford and London. The property offers well-proportioned accommodation throughout, along with front and rear gardens, a garage and off-street parking.

The ground floor consists of an entrance porch leading into a sizeable living room featuring a log burner, creating a welcoming focal point to the room. To the rear is a kitchen/dining room with a door opening directly onto the garden.

Upstairs are two well-proportioned double bedrooms, both served by a family bathroom.

Outside, the property benefits from gardens to both the front and rear, with the rear garden enjoying a desirable south-west facing aspect. Additional benefits include a garage with parking for one vehicle directly in front.





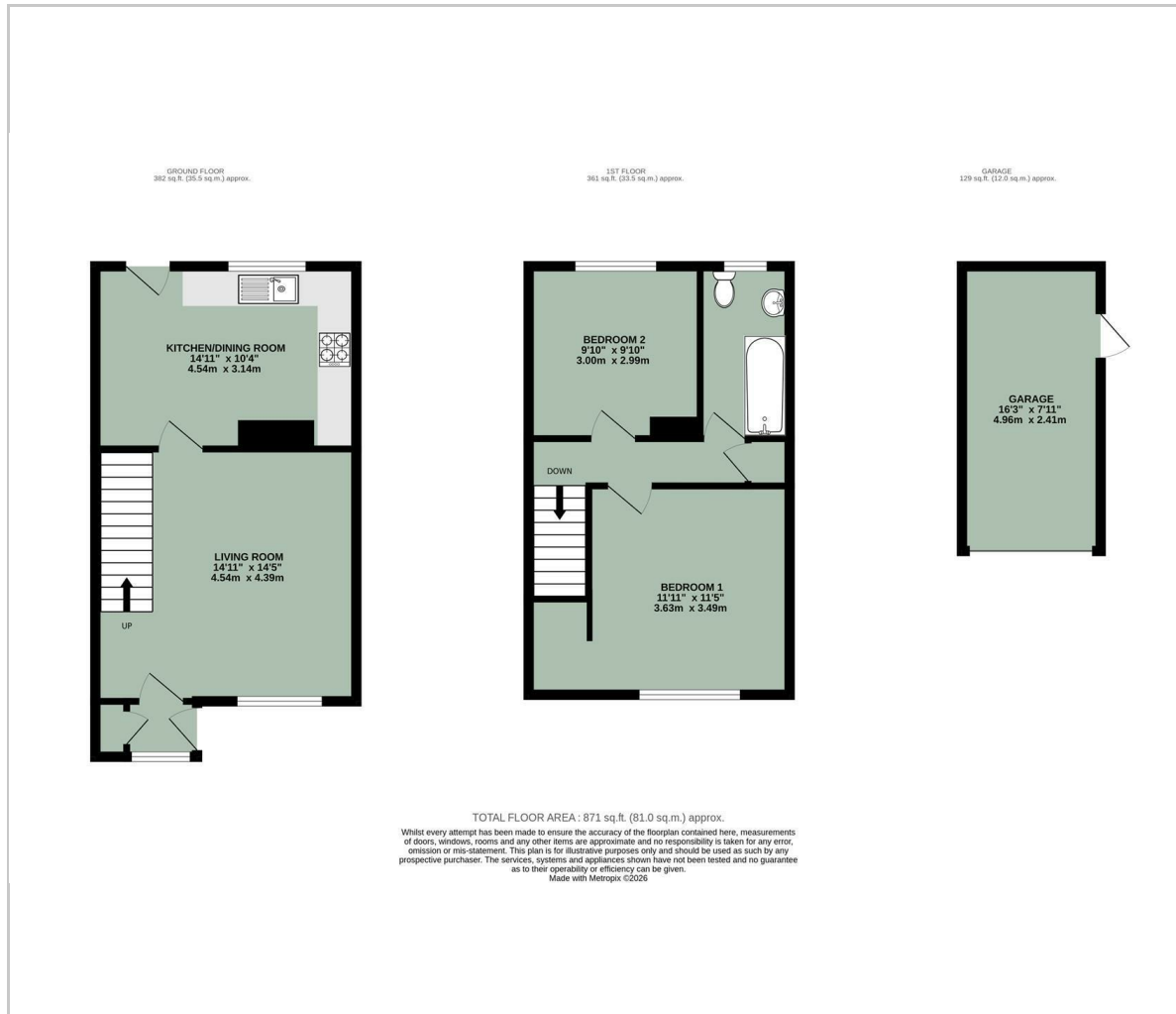
- SOUTH-WEST FACING REAR GARDEN
- SIZEABLE LIVING ROOM WITH LOG BURNER
- TWO WELL-PROPORTIONED DOUBLE BEDROOMS
- ENCLOSED FRONT & REAR GARDENS
- FAMILY BATHROOM
- GARAGE & PARKING
- GOOD LINKS TO THE M40, OXFORD & LONDON



| Energy Efficiency Rating                                                                                                                                                                                                                                                                                                          |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                    |                         |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs                                                                                                                                                                                                                                                                                       | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions                                                                                                                                                                                                                                                                   | Current                 | Potential |
| <div> <div></div> <div>92 plus) A</div> </div> <div> <div></div> <div>(91-91) B</div> </div> <div> <div></div> <div>(89-90) C</div> </div> <div> <div></div> <div>(85-88) D</div> </div> <div> <div></div> <div>(79-84) E</div> </div> <div> <div></div> <div>(21-38) F</div> </div> <div> <div></div> <div>(1-20) G</div> </div> |                         |           | <div> <div></div> <div>92 plus) A</div> </div> <div> <div></div> <div>(91-91) B</div> </div> <div> <div></div> <div>(89-90) C</div> </div> <div> <div></div> <div>(85-88) D</div> </div> <div> <div></div> <div>(79-84) E</div> </div> <div> <div></div> <div>(21-38) F</div> </div> <div> <div></div> <div>(1-20) G</div> </div> |                         |           |
| Not energy efficient - higher running costs                                                                                                                                                                                                                                                                                       |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                                                                                                                                                                                                                   |                         |           |
| England & Wales                                                                                                                                                                                                                                                                                                                   | EU Directive 2002/91/EC |           | England & Wales                                                                                                                                                                                                                                                                                                                   | 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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