



# Springfield Road Watlington OX49 5RF

Offers in excess of £425,000

A well-presented 3 bedroom semidetached property with garage, which has been greatly improved by the current owners, in a quiet Cul de sac location, offering wonderful family living, just a short walk from the historic high street, schools and amenities.

The property comprises; front porch with space for shoes and coats and front door to the house. The hallway has handy storage cupboards, stairs to the first floor and enters into the modern kitchen to the rear of the property. There are ample waist and eye level units, integrated dishwasher and oven, and space for a fridge freezer, there is a door to the side of the property, driveway and garage and doorway to the main reception room. This room is lovely and bright with a dual aspect, space for comfortable seating and dining furniture. There are sliding doors to the conservatory which is cleverly designed with plumbing for white goods, making it a useful laundry area and play room. Also downstairs is a separate downstairs cloakroom.

Upstairs are three good sized bedrooms, all with fitted wardrobes, there is a linen cupboard and the family bathroom comprises of a bath with overhead shower, vanity cupboards and a heated towel rail.

Outside; The rear garden has a large patio area for socialising and outdoor dining, is mainly laid to lawn and boasts raised vegetable patches and flowerbeds. There is a single garage accessed via a shared driveway, with power and lights and further on road parking to front of the property.

Other notable features: gas central heating, double glazing throughout, part boarded loft with ladder and light.





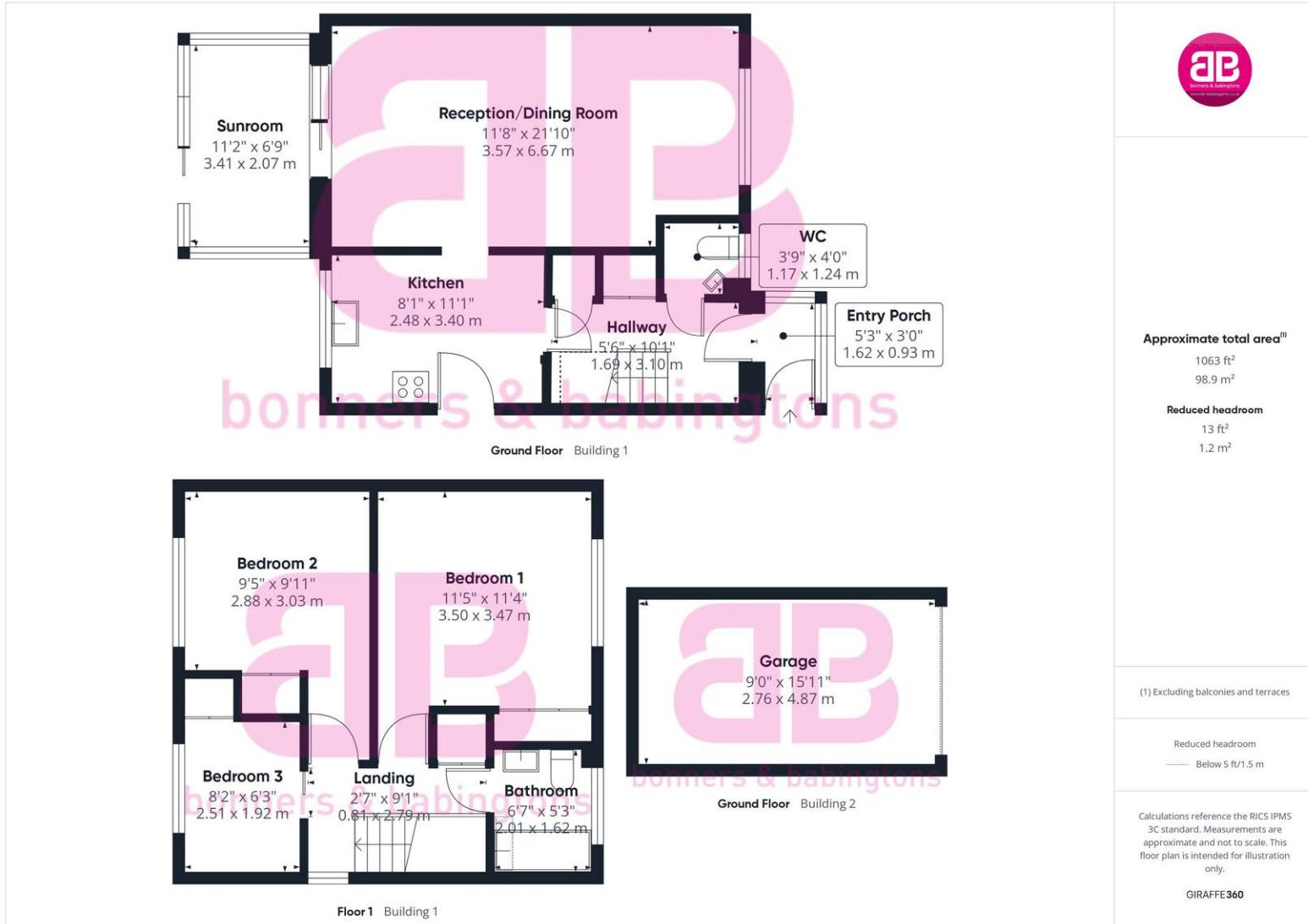
## Watlington

Dating back to the 9th century, Watlington is a picturesque, bustling market town (reputedly England's smallest) with a range of shops, pubs, sporting facilities & clubs, Surgery & Pharmacy, as well as outstanding Pre-School, Primary & Secondary schools. Located at the foot of the Ridgeway National Trail, Watlington is now famous for the formally endangered Red Kites. Junction 6 of the M40 is within three miles of the town, providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe. Mainline stations are located at Princes Risborough and High Wycombe.

Tenure: Freehold

Council Tax Band:

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(91-81)	B	(91-81)	B
(80-69)	C	(80-69)	C
(68-49)	D	(68-49)	D
(48-34)	E	(48-34)	E
(33-18)	F	(33-18)	F
(18-0)	G	(18-0)	G
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			



#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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