



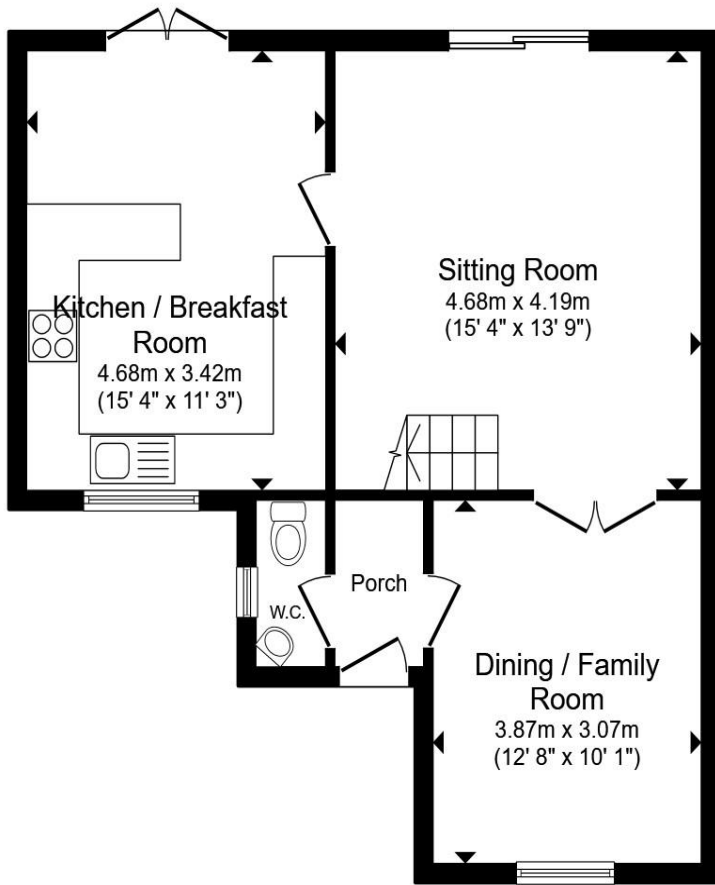
Saw Close, Chalgrove, Oxford OX44 7TW

Welcome to

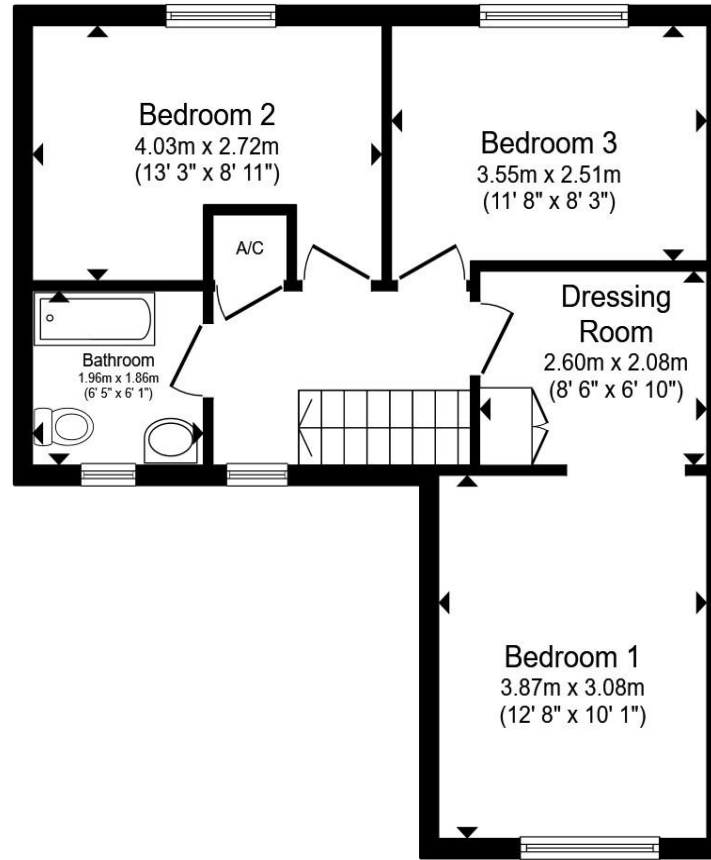
Saw Close, Chalgrove, Oxford

This lovely family home has two decent sized reception rooms, with the lounge and modern fitted kitchen breakfast room with large breakfast bar both leading onto the garden. The accommodation is accessed the entrance hall, where you have a cloakroom of to the left and you enter the dining/family room facing to the front, door leads to the sitting room, stairs to the first floor and door to the kitchen. First floor landing leads to the master bedroom accessed via a dressing area with space to wardrobes etc, two further double bedroom and family bathroom. Outside to the front is shared driveway leading to the parking area with the potential for a garage and further leads to the rear garden being enclosed by fencing.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Dining/Family Room
12' 8" x 10' 1" (3.86m x 3.07m)

Sitting Room
15' 4" x 13' 9" (4.67m x 4.19m)

Kitchen/Breakfast Room
15' 4" x 11' 3" (4.67m x 3.43m)

Landing

Bedroom 1
12' 8" x 10' 1" (3.86m x 3.07m)

Dressing Room
8' 6" x 6' 10" (2.59m x 2.08m)

Bedroom 2
13' 3" x 8' 11" (4.04m x 2.72m)

Bedroom 3
11' 8" x 8' 3" (3.56m x 2.51m)

Bathroom
6' 5" x 6' 1" (1.96m x 1.85m)

Total floor area 100.4 m² (1,080 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Saw Close, Chalgrove, Oxford

- Extended Family Home
- Cul-De-Sac Location
- Two Decent Sized Reception Rooms
- Kitchen Breakfast Room
- Three Double Bedrooms

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105191



Property Ref:
WLF105191 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01491 835135



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire,
OX10 0EL



allenandharris.co.uk