



Broadway Close, Oxford, OX44 7AY
£619,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





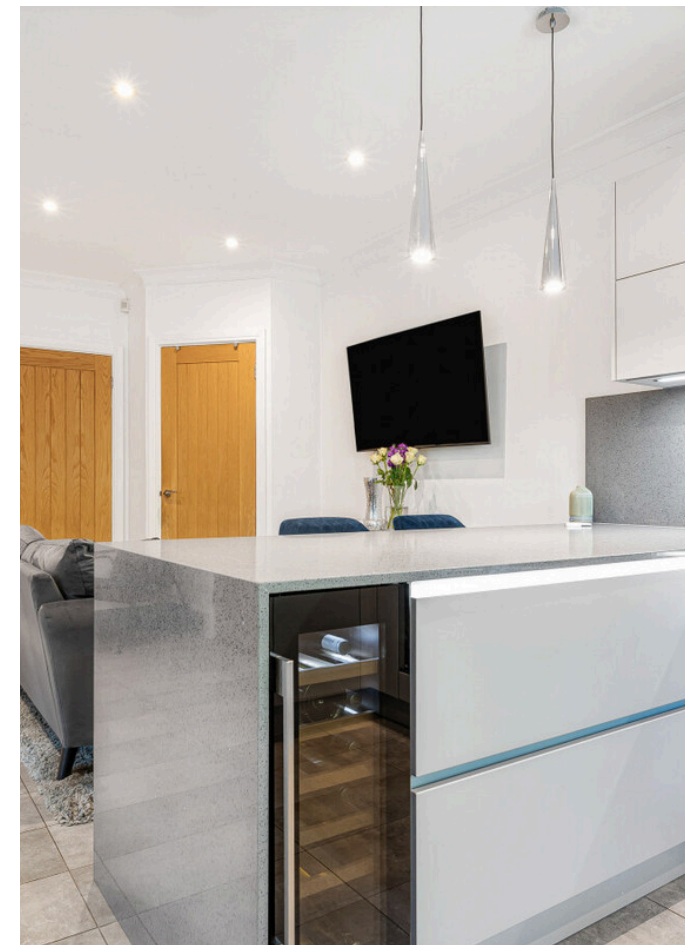
The Property

Tucked away down an extremely attractive drive consisting of just four houses is this beautifully presented four-bedroom semi-detached family home, situated in the sought-after village of Chalgrove.

Offering generous and versatile living accommodation throughout, the property features a spacious living room with solid oak flooring and an attractive feature fireplace complete with a wood burner, an impressive open-plan kitchen/diner, fitted with integrated appliances, a double oven, and ample storage space, ideal for both family living and entertaining. Additional ground floor benefits include a utility/pantry area, conservatory, and downstairs cloakroom.

Upstairs, the property boasts four well-proportioned double bedrooms, all benefiting from additional storage. The family bathroom features underfloor heating, while the spacious four-piece en suite from the principal bedroom includes a charming roll-top bath, adding a touch of luxury.





Key Features

- Immaculately presented throughout
- Four double bedrooms
- Modernised and renovated by the current owners.
- Situated on private road of only four houses
- Kitchen/diner with added utility and pantry
- South facing landscaped rear garden
- Double carport with parking
- En suite from the principal bedroom



The Location

Externally, the south-facing rear garden has been thoughtfully landscaped and enjoys a beautiful patio seating area, lawn, and well-stocked bedding areas that provide both colour and privacy. To the front, the property benefits from a double carport and parking for two vehicles.

Situated in the popular village of Chalgrove, this superb home combines peaceful village living with excellent family accommodation and convenient local amenities nearby making viewing a must.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking as well as additional gated access to the rear for further potential parking. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as a low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. There is a £300 per annum maintenance charge payable for the communal areas to the front of the property.



Thomas Merrifield and their clients give notice that:

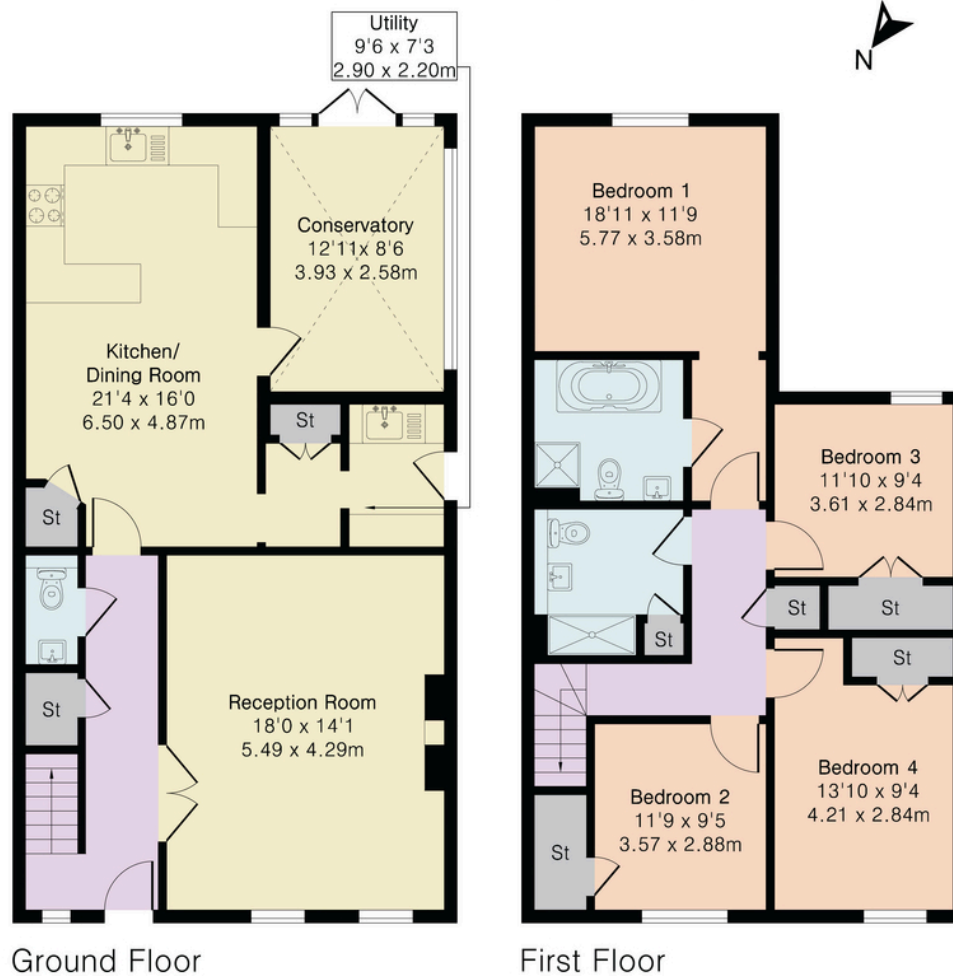
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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Approximate Gross Internal Area 1554 sq ft - 144 sq m

Ground Floor Area 844 sq ft – 78 sq m

First Floor Area 710 sq ft – 66 sq m



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