



Ashfield Way, Cholsey, OX10 9FU

£485,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





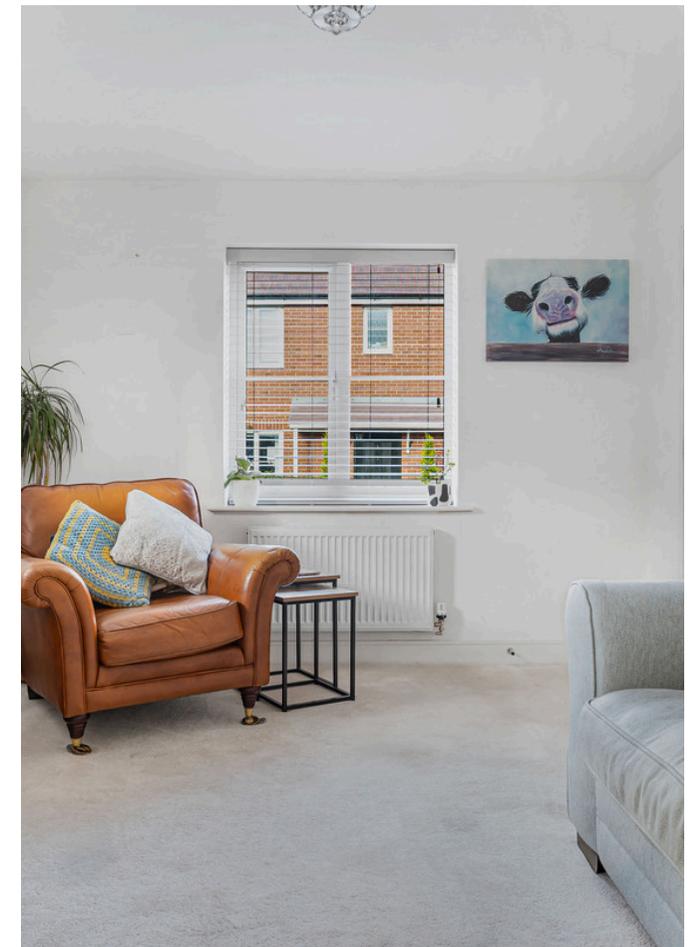
The Property

Occupying a pleasant spot is this well presented three-bedroom, double fronted, detached home situated in the popular village of Cholsey.

This detached family home offers modern accommodation to the ground floor which comprises of a large entrance hall, cloakroom, kitchen/dining room with fully integrated appliances and added utility as well as UPVC French doors leading the sunny east facing garden, the dual aspect sitting room concludes the downstairs accommodation. Upstairs there are three well proportioned bedrooms family bathroom and en-suite shower room to the largest bedroom. To the side of the property there is ample driveway parking.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as an unlikely/low risk postcode for flooding. There is a maintenance charge payable of £341 per annum. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

- Detached family home
- Desirable location
- Kitchen diner with added utility
- Dual aspect living room
- En suite from the principal bedroom
- East facing garden
- Driveway parking
- Maintenance charge of £341 per annum
- Walking distance from Cholsey station.



The Location

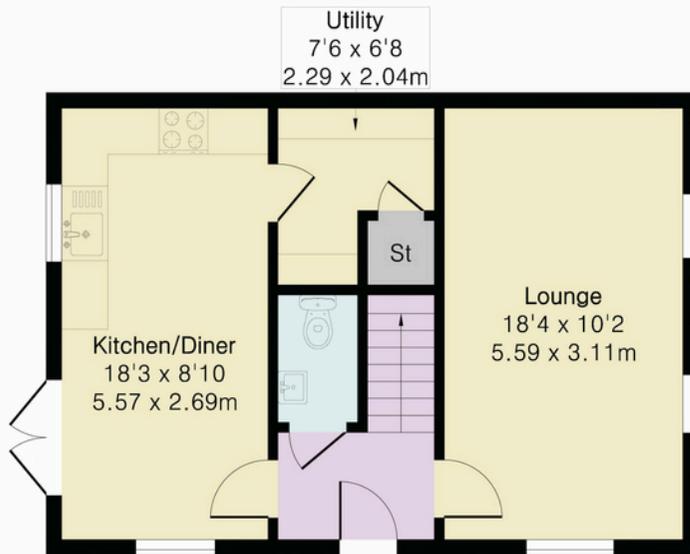
Nestled within the charming village of Cholsey, you'll enjoy a delightful blend of country living and modern amenities. This village offers a delightful community atmosphere, lots of sports groups, recreation fields, convenience stores, pubs and several local businesses. Not forgetting the train station making access to Reading, Oxford, Didcot & London Paddington a breeze.



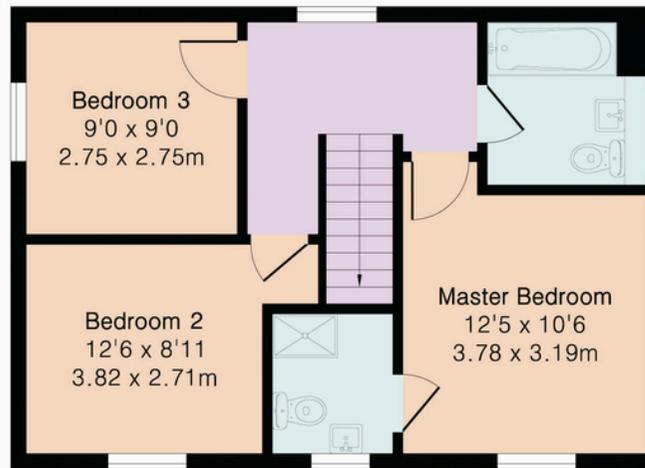
Approximate Gross Internal Area 974 sq ft - 90 sq m

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 487 sq ft – 45 sq m



Ground Floor



First Floor

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.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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