

PROPERTY AGENTS

**JP Knight**



Boshers Close, Cholsey OX10 9GX



## Boshers Close, Cholsey

A modern three bedroom home set in a desirable courtyard development within easy walking distance of the village centre and train station.

The property offers a spacious living room together with a large kitchen/breakfast room opening directly onto a pretty courtyard garden at the front. A further small courtyard lies to the rear, adding extra outside space. Upstairs, the main bedroom has its own en suite shower room, with two additional bedrooms served by the family bathroom.

Outside, the house has the benefit of two private parking spaces set within the attractive courtyard. Stylish, practical and well located, this is an ideal home for village living with excellent connections.



## Tenure - Freehold

### Accommodation

The property is double glazed with gas central heating to radiators and has photovoltaic cells helping reduce energy costs.

Entrance Hall: Wood style floor, stairs to landing with window to front.

Utility Cupboard: Hand wash basin, worktop, plumbing for washing machine, tiled floor. (Formerly a cloakroom, it could be reinstated).

Living Room: The room features a large walk-in bay with central French doors to the rear terrace, wood floor, radiator and additional window to the rear. To one end of the room a range of full height fitted cupboards.

Kitchen/Breakfast Room: Attractive range of storage units with wood style worktops and stainless steel sink. It has an induction hob with extractor hood, double electric oven, fridge freezer and dishwasher. Wood style floor, French doors flanked by two side windows to the garden, down lighters, gas boiler and radiator.





Stairs to First Floor Landing: Loft access, radiator.

Bedroom 1: Two windows overlooking the rear terrace, full height wardrobes with sliding doors, radiator.

Ensuite Shower Room: Fitted with a white three-piece suite, tiled walls and floor, radiator and a Velux window.

Bedroom 2: Window overlooking the garden, radiator.

Bedroom 3: Window overlooking the garden, radiator.

Bathroom: Fitted with a white three-piece suite including shower above the bath, tiled walls and floor, radiator and window.

Outside

To the Front:

Attractive courtyard garden with a large area of paving including a seated corner area, small area of artificial grass, fitted timber shed. The gardens are enclosed by attractive fencing with the gate to the front. Covered storage area to side of the door.

Two allocated parking spaces in front of the property.

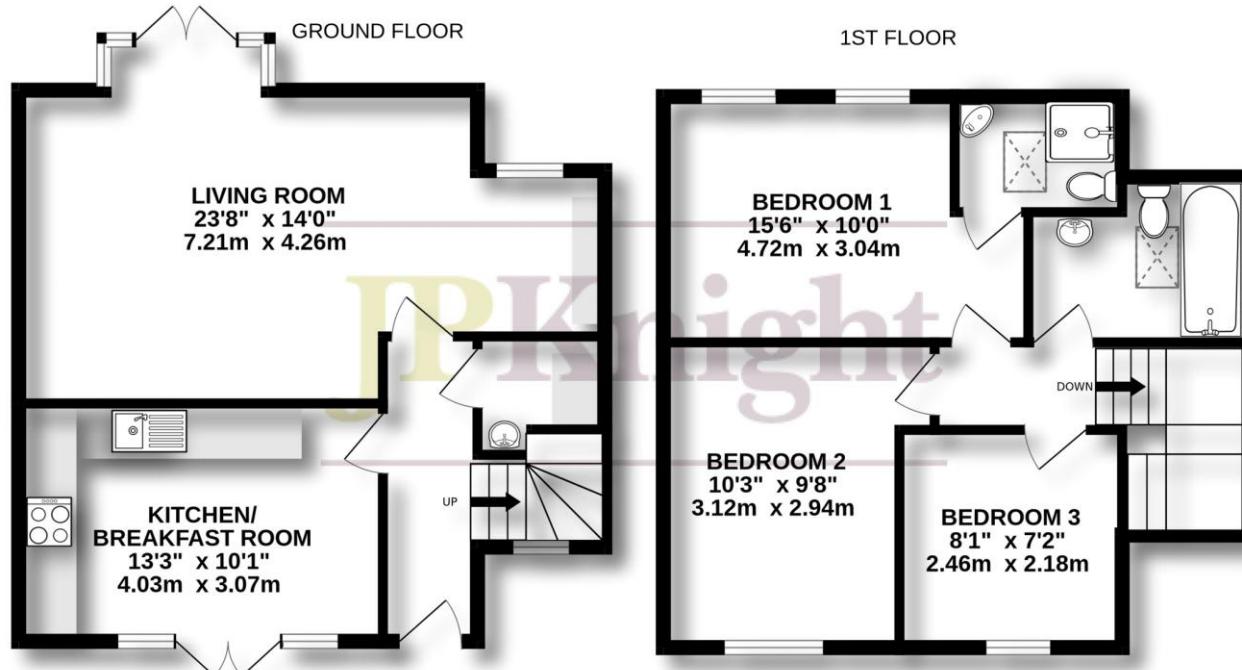
To the Rear:

Low maintenance courtyard garden paved with a gravel border and enclosed by timber fencing with gated rear access.



Directions:

Turn left from our offices in St Martin's Street towards Market Place and into St Mary's Street, continue onto Reading Road. At the roundabout, continue straight onto the Reading Road/ A329. Turn right onto Papist Way then turn left onto Boshers Close



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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