



Francis Brown Way, Chalgrove, OX44 7BF
Guide Price £500,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A detached three bedroom property situated in the heart of Chalgrove Meadows with a large rear garden and sun room.

Presented to an immaculate condition this property benefits from all the modern conveniences you would expect. Upon entering the house, the ground floor accommodation is bright and airy, the open plan sitting room runs the width of the house, with a double window to the front and doors into the sun room allowing lots of natural light. With a superb modern kitchen/dining room with sleek white units. To the rear of the house the current owner has built a sun room fitted with underfloor heating. The first floor, again has a lovely modern feel with the principal bedroom benefitting from an en-suite shower room. The two remaining bedrooms benefit from a family bathroom and built in storage.

To the rear of the property there is a patio garden which offers a good level of privacy and a storage area behind the detached garage as well as ample driveway parking.





Key Features

- Three double bedrooms
- Modern
- Garage and off street parking
- Open plan kitchen diner
- Rear sun room extension
- Low maintaince garden



The Location

Chalgrove is a popular Oxfordshire Village located only 12 miles South East of Oxford which gives great access by Train into London and The North. The village is also located very handily for Junction 8a of the M40 again giving access both North and South. The village has local amenities including a village store, pubs and also the village primary school.

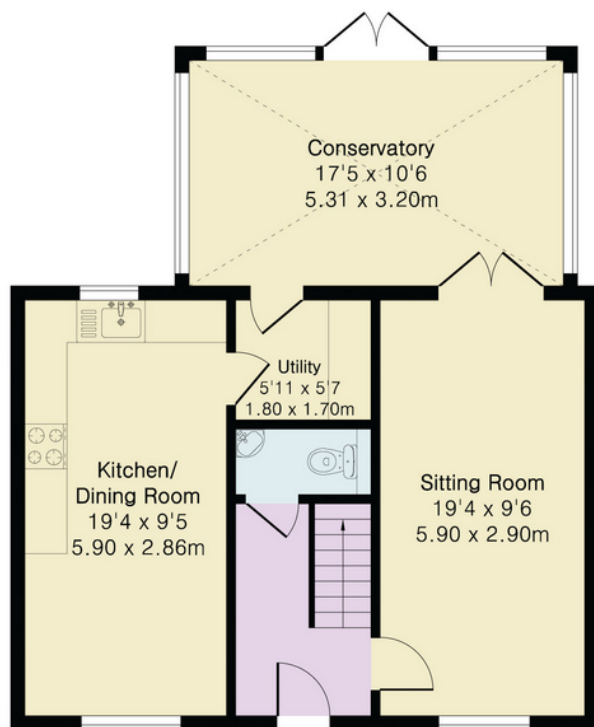


Approximate Gross Internal Area 1203 sq ft - 112 sq m (Excluding Garage)

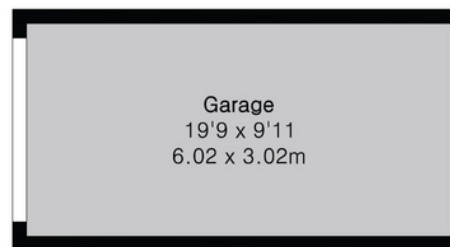
Ground Floor Area 699 sq ft – 65 sq m

First Floor Area 504 sq ft – 47 sq m

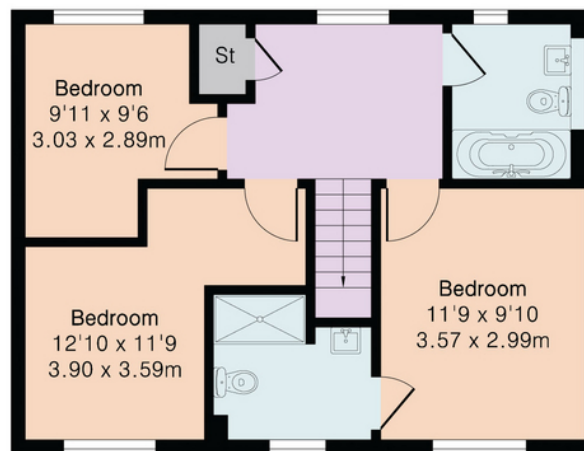
Garage Area 196 sq ft – 18 sq m



Ground Floor



Garage



First Floor



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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