



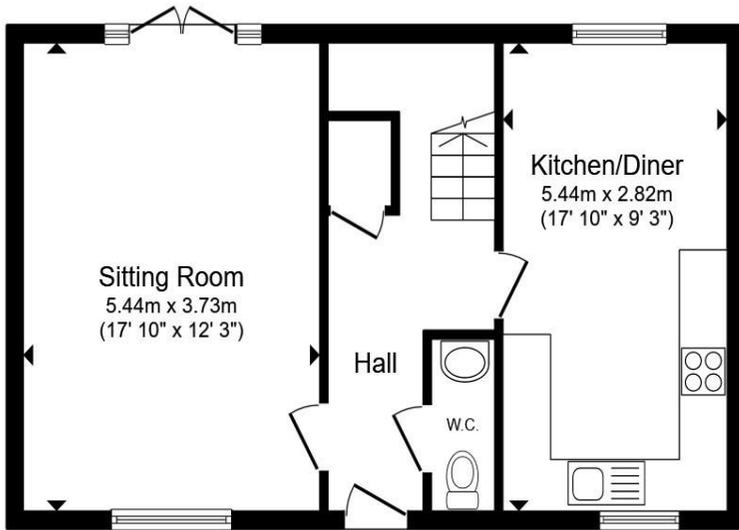
Sandy Lane, Chalgrove, Oxford OX44 7BW

Welcome to

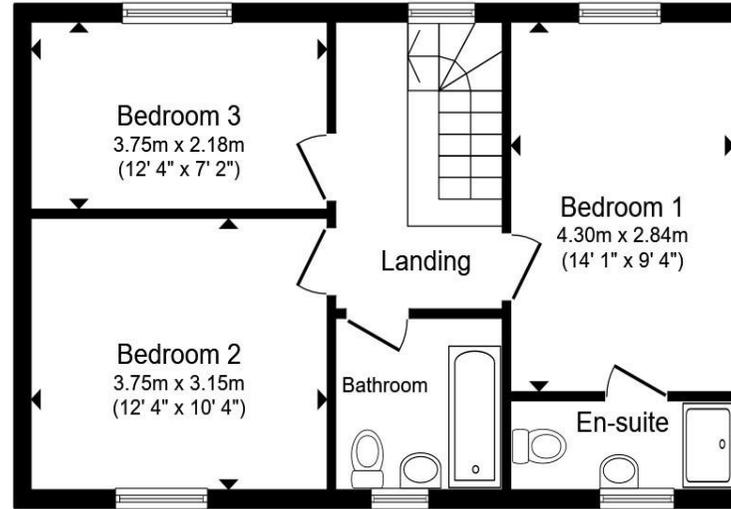
Sandy Lane, Chalgrove, Oxford

The property has an upgraded specification internally and offers light and airy feel throughout, comprising; large entrance hall with cloakroom and understairs storage cupboard, dual aspect sitting room, fitted kitchen dining room with integrated appliances including, fridge/freezer and washing machine. Galleried landing giving access to the master bedroom with en-suite shower room, two further double bedrooms and family bathroom. Outside to the front is a laid to lawn garden with two parking spaces and a larger than average enclosed rear garden being westerly facing.





Ground Floor



First Floor

Entrance Hall

Downstairs W.C

Sitting Room

17' 10" x 12' 3" (5.44m x 3.73m)

Kitchen/Diner

17' 10" x 9' 3" (5.44m x 2.82m)

Landing

Bedroom 1

14' 1" x 9' 4" (4.29m x 2.84m)

En-Suite

Bedroom 2

12' 4" x 10' 4" (3.76m x 3.15m)

Bedroom 3

12' 4" x 7' 2" (3.76m x 2.18m)

Bathroom

Total floor area 112.2 m² (1,208 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

Sandy Lane, Chalgrove, Oxford

- 25% Shared Ownership
- Village Location
- Dual Aspect Sitting Room
- Luxury Fitted Kitchen/Dining Room
- Three Double Bedrooms

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: £39.36

Shared Ownership Rent: £839.49

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Sep 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/WLF105141](https://www.allenandharris.co.uk/Property/WLF105141)



Property Ref:
WLF105141 - 0011

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.

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