



## 16 Pound Lane

Cholsey, Wallingford, OX10 9NR

**Guide price £405,000**



**NO ONWARD CHAIN:** An extremely well presented 3 double bedroom house tucked away in a quiet cul-de-sac, just a short walk to Cholsey centre and train station with fast routes to Reading, Oxford and London Paddington.



## Description

The property is only a few minutes walk from the charming village centre of Cholsey, which features a traditional butcher, cafe, hairdresser and Tesco Express. The convenience of Wallingford is easily reached by car or bus, and offers a popular marketplace alongside a range of shops, cafes, bars and restaurants, as well as Waitrose and Lidl. Cholsey also benefits from excellent road links via the M4, M40 and A34, making this an ideal location for commuters.

To the front of the property is private driveway parking with garage. The front door opens into a reception porch which leads to the light and spacious Living / Dining room with views to front and rear. Off the dining room is kitchen with ample worktop space which overlooks the garden.

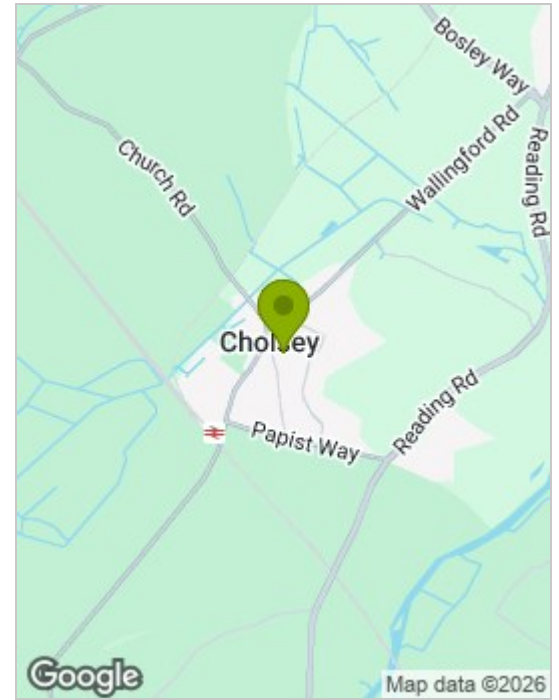
Upstairs the property offers a spacious landing which leased to two large double bedrooms to the front and a small double to the rear. There is also a family bathroom with shower over bath, WC and basin

The rear garden is a good size, with patio terrace, raised beds and turfed area

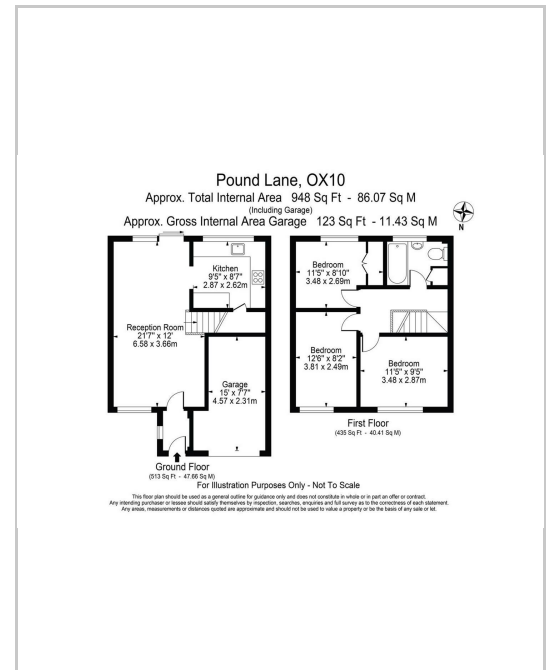
Side access leads to the front of the property with driveway for 2 to 3 vehicles and a garage

This property offers a great opportunity for a first time buyer or family looking to live in a sought after village with excellent transport links. The property subject to planning and consents could be further developed to incorporate the garage in to another living room.

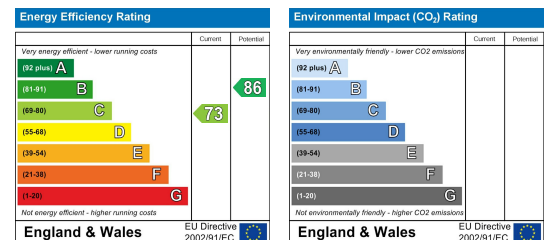
## Area Map



## Floor Plans



## Energy Efficiency Graph



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