

WE VALUE



YOUR HOME



Ashfield Way, Cholsey
Offers Over £400,000



Well-presented throughout, this stylish two-bedroom home has been thoughtfully opened up to create a wonderful flow from the contemporary kitchen/dining room, complete with integrated appliances, through to the lounge. Featuring both a window and French doors, the lounge enjoys plenty of natural light and opens directly onto the enclosed rear garden, which also benefits from a substantial garden room/workshop. The ground floor is further complemented by a convenient cloakroom.

Upstairs, the property offers two generous double bedrooms, with bedroom one enjoying an en-suite shower room and attractive views across open fields to the rear. A family bathroom serves the second bedroom.

Externally, the property provides off-street parking for two vehicles and is ideally situated in the sought-after village of Cholsey, conveniently positioned for the train station, offering an approximate 40-minute commute into London Paddington.





- WELL-PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN WITH SIZEABLE GARDEN ROOM / WORKSHOP
- VIEWS OF OPEN FIELDS TO REAR
- CHOLSEY TRAIN STATION - 40 MINS APPROX TO LONDON PADDINGTON
- OFF-STREET PARKING FOR TWO VEHICLES
- EN-SUITE, BATHROOM & DOWNSTAIRS CLOAKROOM
- MODERN KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	96		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
192 plus A		192 plus A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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