

WE VALUE



YOUR HOME

A photograph of a two-story house with a tiled roof. The main part of the house is light yellow with a red brick arched entrance. A white extension is attached to the right side. The house is surrounded by a green lawn and a wooden fence. The sky is blue with white clouds.

Rowland Road, Cholsey
£425,000



Set on a generously sized plot in Cholsey, this three-bedroom home enjoys a convenient location within walking distance of local shops and amenities. A standout feature of the property is the impressive west-facing rear garden, offering excellent outdoor space and plenty of afternoon and evening sun.

The ground floor offers versatile accommodation, comprising a kitchen, a comfortable lounge, a conservatory overlooking the garden, a practical boot room and a downstairs shower room.

Upstairs, a light and airy landing benefits from dual-aspect windows, providing access to three well-proportioned bedrooms.

Externally, the property continues to impress with a gated driveway providing off-street parking for up to three vehicles, along with access to a timber garage. The generous plot and excellent location combine to create a home with both comfort and potential in a popular village setting.





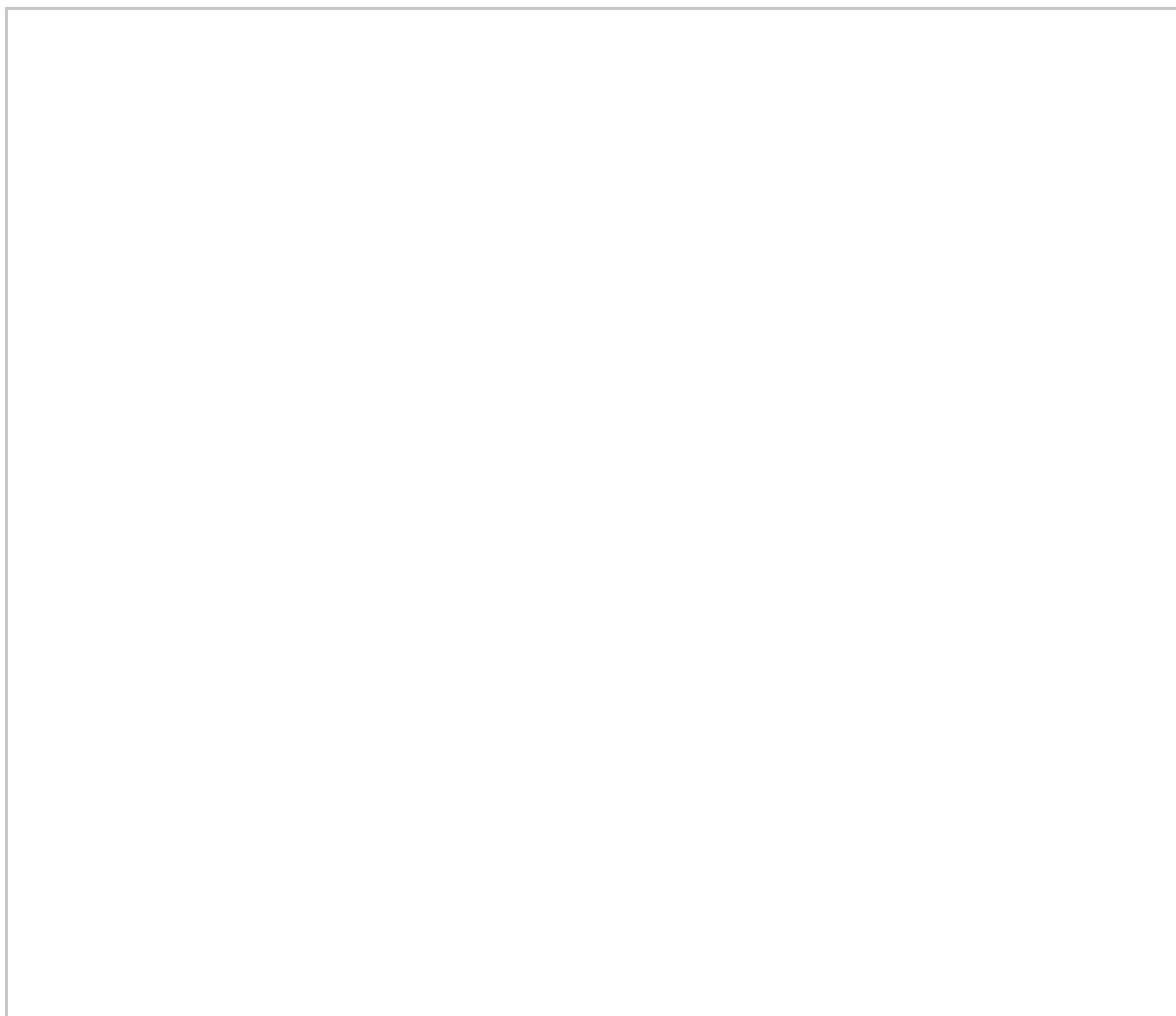
- EXPANSIVE WEST-FACING REAR GARDEN
- LOUNGE, KITCHEN & CONSERVATORY
- THREE WELL-PROPORTIONED BEDROOMS
- GATED DRIVEWAY PROVIDING OFF-STREET PARKING FOR THREE VEHICLES
- BOOT ROOM & DOWNSTAIRS SHOWER ROOM
- TIMBER GARAGE WITH POWER & LIGHTING
- WALKING DISTANCE TO WALLINGFORD SHOPS & AMENITIES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

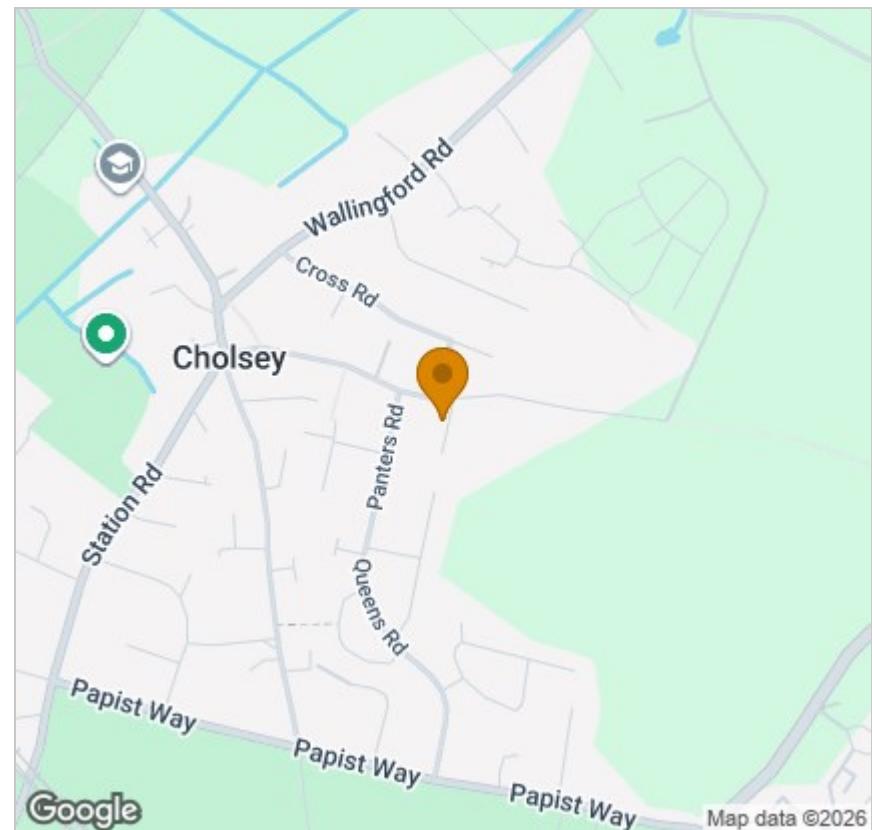
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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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28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk