

WE VALUE



YOUR HOME



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



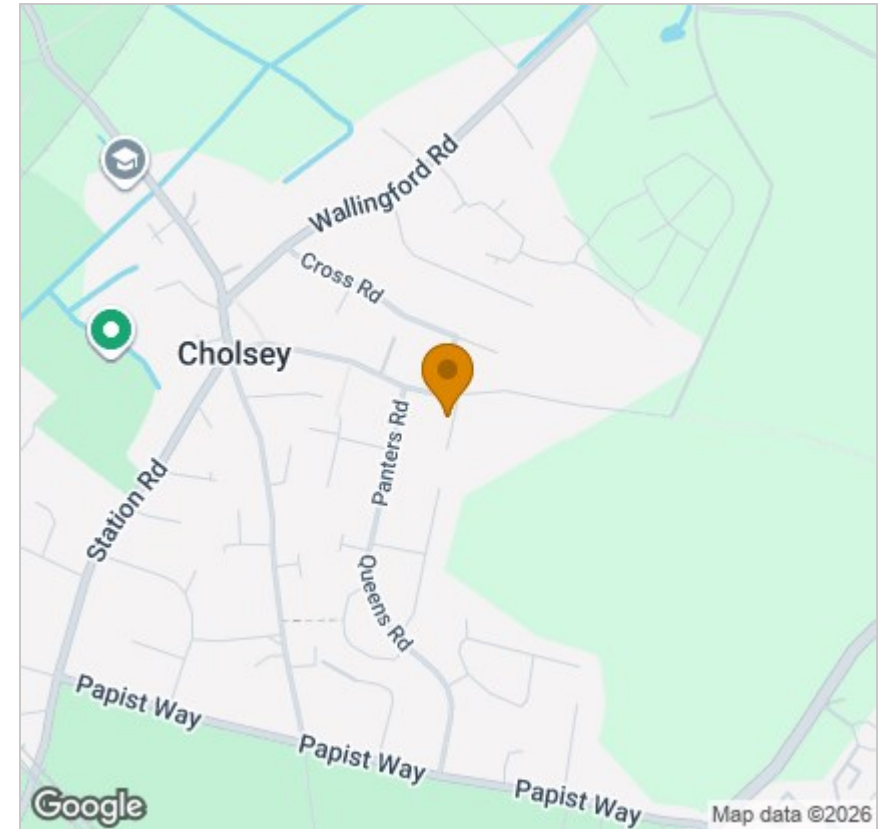
| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| | Potential | | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (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 CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | 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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