



1 Orchard Close, Chalgrove,
Oxfordshire, OX44 7RA

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

Smartly presented 3 bedroom family home in quiet cul de sac in Chalgrove. Front and rear gardens with driveway parking. Open plan kitchen dining room. Lounge with fireplace and patio doors to rear garden. Utility room and storage or garage. 3 bedrooms, 2 double and 1 single Bathroom. Garden

Set in a very quiet cul de sac neighbourhood. This semi-detached property has driveway parking, side entrance front door to hallway and boot room which has closed access to the rear garden. Entrance to Lounge with wide oak planked flooring throughout. Patio doors to the garden terrace. Central feature fireplace. Leading to the

Kitchen/Dining area, bright and open plan with built in shaker style wall and floor mounted built-in units, laminate worktops, electric oven and 4 gas burner hob. Stainless steel sink and drainer.

The dining area is a good size to house a family dining table. Storage cupboard and access to the utility room and storage area. Fairly new Worcester Boiler (3 years old)

N.B. The garage has been partially converted to make room for storage and utility area, which could easily be switched back to a garage).

Upstairs is all neutrally decorated and carpeted. The bathroom has a three-piece bathroom suite with overhead shower, wash basin and lavatory.

The main Bedroom overlooking the front of the property is an excellent size double with quadruple built in wardrobes.

Bedroom 2 is also a very good size double overlooking the rear garden.

Bedroom 3 is a single bedroom which is currently being used as a home office.



Double glazing and gas central heating installed.

The rear garden, accessed via the lounge patio doors, leads to a paved terrace. Most of the garden has been laid to shingle and has mature planting and trees framing this space. There is a rear decked entertaining area to enjoy the sun and bbq.

Chalgrove is a popular and vibrant village, located outside Oxford and close to good transport links. There are a range of local shops and a chemist, three pubs, Church and a local Community Primary School. The village is only a few miles from Watlington, providing a small supermarket and other local shops. Oxford is within ten miles, and the

Thornhill Park and Ride is easily accessible. There is also a regular direct bus service into Oxford.



SERVICES AND OUTGOINGS:

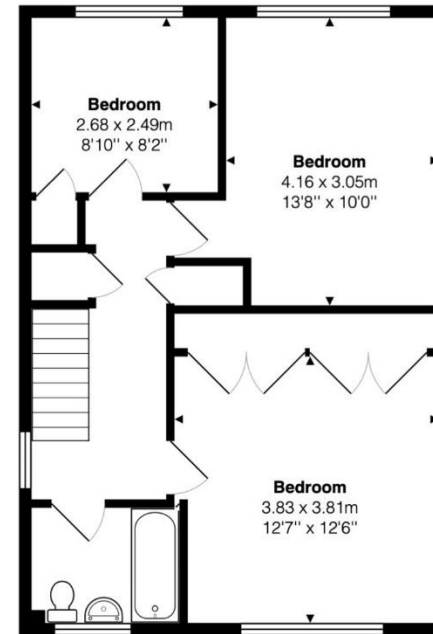
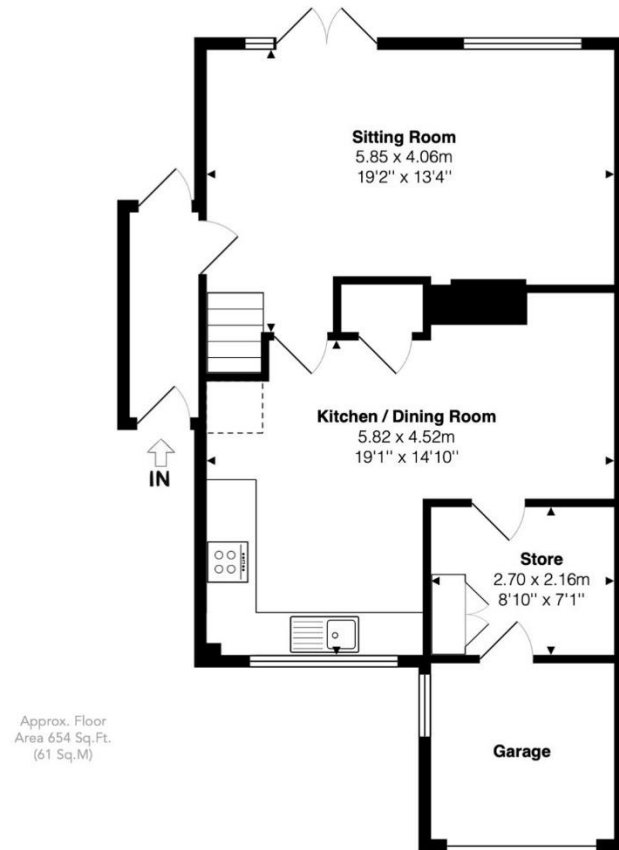
Mains gas and electricity, mains water, South Oxfordshire council tax band:

EPC RATING:

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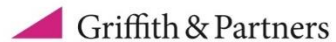
VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.



The approximate total area for the elements of the property represented on the floorplan is XX SqM (XXX Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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