



16 Beech Close, Watlington,
Oxfordshire, OX49 5LL

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



DESCRIPTION

Well presented family home in a quiet close within walking distance to Watlington town. Three bedrooms, lounge, kitchen/diner and office. Nice size rear garden with patio terrace and lawn. Parking at the front and access to road at the rear garden gate for additional guest parking.

This lovely semi-detached family home is approached by a quiet cul de sac. Entrance hall into the well-proportioned lounge with built in seating under the stairs. Kitchen/diner with shaker style fitted kitchen and tiled floor with patio doors to garden terrace.

The garage has been converted into a home office and has Planning Permission to install a WC/shower room.

Upstairs has three bedrooms. The master has fitted mirrored wardrobes and overlooks the rear garden. Additional double bedroom and a nursery bedroom.

Family bathroom with white 3 piece suite with overhead shower.

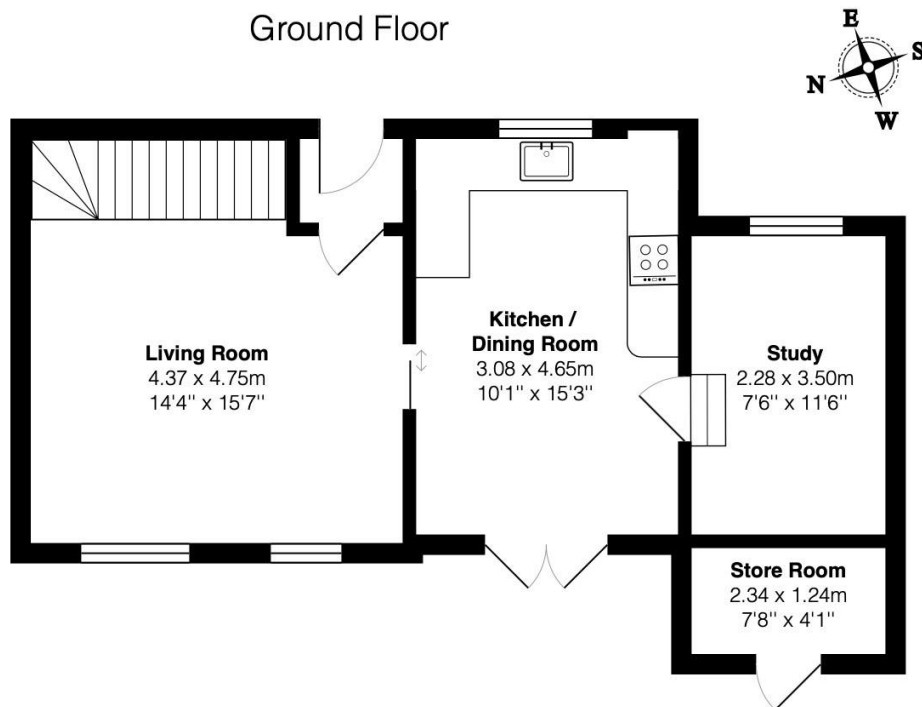


The sunny westerly rear garden has a lovely patio terrace and leads on to the lawn. Good sized brick storage facility and an additional good sized shed. The rear garden gate leads to the roadside to give the option of a shortcut in to the town centre of Watlington full of artisan shops, supermarket and gastro pubs and very good schools.

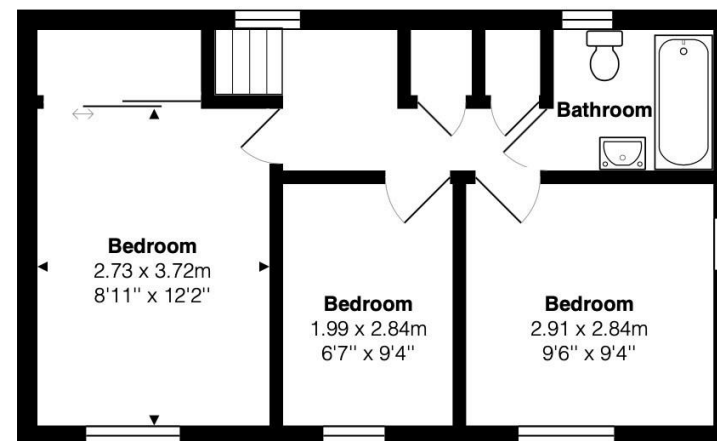
EPC RATING:
66 D

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

Ground Floor



First Floor



Total Area: 84.5 m² ... 910 ft²

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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