



42 Mill Lane, Chalgrove,
Oxfordshire, OX44 7SL

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



DESCRIPTION

An excellent opportunity to acquire a detached bungalow with plenty of potential to refurbish & extend STP. This three bedroom property is situated in the most desirable lane in the village. Driveway parking, pretty front & rear garden, backing on to a farm. Garage with scope to convert.

This c.1960's bungalow is approached by a wide enclosed front garden with driveway. Parking port and front and side door to the property. The double garage with a back room could easily be converted. This gives access to the pretty rear garden which is a good size, yet manageable, with mature shrubs and trees and lawn area. There is a patio area for entertaining and a veranda that is reached from the lounge patio doors.

The kitchen is light and bright with fitted units and a double oven. Three double bedrooms. Bathroom with bath and overhead shower that would benefit from

updating. The lounge is a good size with an original fireplace and patio doors leading to a veranda/covered porch overlooking the rear garden.

ACCOMMODATION:

Front door into:

HALLWAY

A light and spacious hallway, with wood floor, which is neutrally decorated.

KITCHEN 6.3m (20'8") x 2.9m (9'6")

Entered via side the door, the fully fitted kitchen has pine effect cabinets with built in fridge freezer, chrome double oven and marble effect work tops. Sink and drainer, ceramic hob, plenty of preparation area and storage cupboards and a larder. Light fitting with rotating fan.

BEDROOM ONE 4m (13'1") x 3.3m (10'10")

Situated at the front of the property, a good size double bedroom, with window overlooking the front garden. Triple built in pine wardrobe with sliding door.

BEDROOM TWO 2.7m (8'10") x 2.6m (8'6")

Smaller double to the side of the property with radiator, double glazed window and power sockets. Flooring is underlay only as carpeting has been removed.

BEDROOM THREE 3.6m (11'10") x 3.3m (10'10")

Good size double bedroom with large double glazed window with Venetian blinds overlooking the tranquil rear garden. Triple built in wardrobe. The carpet has been removed, with underlay remaining.



LOUNGE 4.7m (15'5") x 3.6m (11'10")

Good size lounge with sliding patio doors to rear garden leading to a covered veranda/porch and overlooking the pretty rear garden. Open fire with original tiled fireplace. Rotating ceiling fan/light fitting, radiators. The carpet has been removed, with underlay remaining.

BATHROOM

White three piece suite with bath and overhead shower fitting. Marble effect tiled floor to ceiling. Chrome towel and grab rails.

OUTSIDE:

REAR GARDEN

A mature rear garden with shrubs and trees. Paved patio area and a veranda/porch from the lounge, perfect for entertaining on a summer's evening. Lawn and borders backing on to farm yard at the rear.

FRONT GARDEN

Mature hedging and driveway parking - pathways to enter front door and side door to kitchen. The driveway leads to a covered car port area and doors to garage.

GARAGE 6.3m (20'8") x 2.9m (9'6")

Good size garage with double doors - additional door at the end gives access to the rear garden. A further section of the garage for storage or workshop area.

SERVICES AND OUTGOINGS:

Mains Water, drainage, gas and electricity. Gas central heating. Telecom subject to regulations. South Oxfordshire District Council, Tax Band E

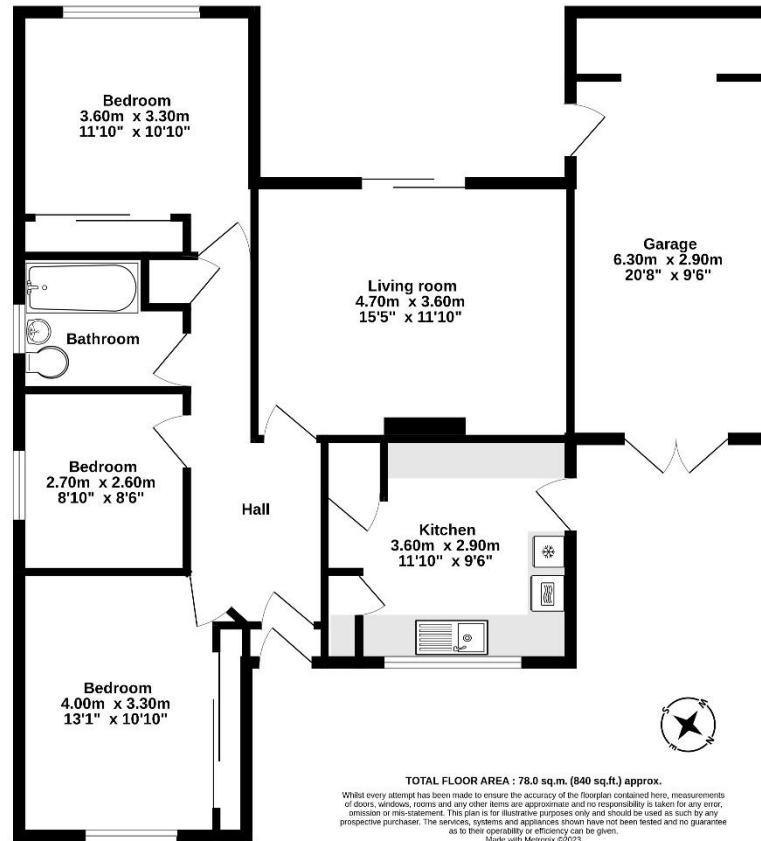
EPC RATING:

65 D

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.

Ground floor



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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