



27 Brookside, Watlington,
Oxfordshire, OX49 5AQ

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



DESCRIPTION

In need of modernisation, a detached spacious bungalow with flexible accommodation to suit, currently with 2 reception rooms, kitchen, cloakroom, 4 bedrooms, wet room, shower, cloakroom as well as a double length garage, off street parking & a mature private garden. A property with great potential.

ACCOMMODATION:

Half glazed door into:

LOBBY:

Doors to garage, storage cupboard and hallway, recessed ceiling down light and quarry tiled floor.

HALLWAY:

Doors to sitting room, kitchen, cloakroom, dining room, all four bedrooms, wet room and shower, hatch to loft space, borrowed light window from the sitting room, ceiling light points, radiators and original parquet flooring.

SITTING ROOM: 3.96m (13'0") x 3.65m (12'0")

Fireplace with coal effect gas fire, ceiling light point, radiator, original parquet flooring and double glazed window to the front.

KITCHEN: 3.24m (10'8") x 3.05m (10'0")

Fitted with a matching range of wall and base units housing cupboards and drawers, work surfaces, sink unit with double drainer, free standing cooker, fridge, freezer and washing machine, tiled splash backs and floor, ceiling strip light, central heating boiler, airing cupboard with hot water tank and double glazed window to the front.

CLOAKROOM:

Fitted with a suite of pedestal hand wash basin and close coupled WC, heated towel rail, ceiling light point and Velux roof light.

DINING ROOM: 4.47m (14'8") x 3.04m (10'0")

Double glazed window and sliding doors to the rear garden, ceiling light point, radiator and original parquet flooring.

BEDROOM ONE: 4.5m (14'9") Max x 3.07m (10'1") Max

Double room with ceiling light point, radiator, original parquet flooring and double glazed windows to the front and side.

BEDROOM TWO: 3.25m (10'8") x 3.07m (10'1")

Double room with ceiling light point, radiator, original parquet flooring and double glazed window to the rear.



BEDROOM THREE: 3.65m (12'0") x 2.44m (8'0")

Double room with built in wardrobes to one wall, ceiling light point, radiator, original parquet flooring and double glazed window to the rear.

BEDROOM FOUR/STUDY: 2.69m (8'10") x 2.64m (8'8")

A small double room with sliding doors to large walk in cupboard, ceiling light point, radiator, original parquet flooring and Velux roof light.

WETROOM:

Fitted with a suite comprising walk in shower, pedestal hand wash basin and close coupled WC, recessed ceiling down lights and high level double glazed windows to the side.

SHOWER:

Fitted with a walk in shower cubicle, tiled walls and floor, ceiling light point and high level double glazed window to the side.

OUTSIDE:

The front of the property is mainly laid to lawn with flower and shrub borders and a driveway providing off street parking for two/three cars.

The private, secure rear garden is mainly laid to lawn with mature, flower and shrub borders, mature fruit trees and neat hedged boundaries. Greenhouse and door to storage shed with power.

GARAGE: 10.8m (35'5") x 2.55m (8'4")

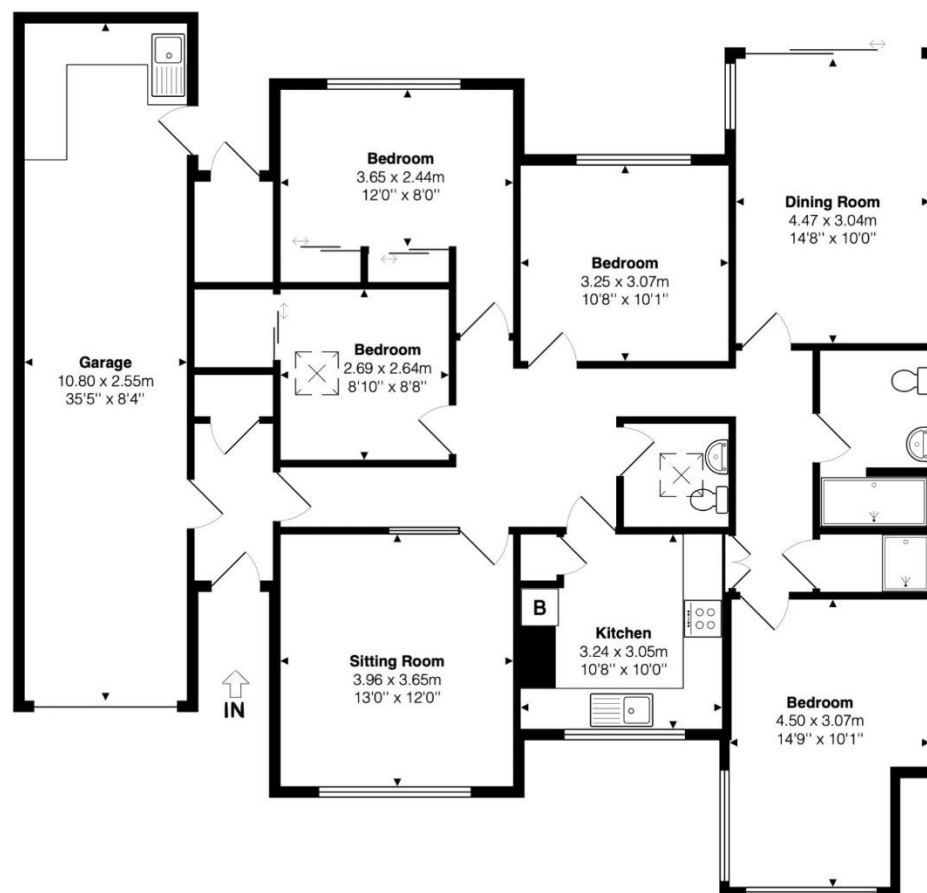
A double length garage with up and over door to the front, power, light, electric consumer unit, workshop space with window and door to the rear garden.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council - Tax Band E. **EPC RATING:** E (53)

VIEWING ARRANGEMENT:

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



The approximate total area for the elements of the property represented on the floorplan is 146 SqM (1567 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd 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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42 High Street, Watlington
Oxfordshire, OX49 5PY

Henley - 01491 522800
Benson - 01491 839939
Watlington - 01491 612831



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