



6 Argosy Close, Chalgrove,
Oxfordshire, OX44 7RU

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



DESCRIPTION

Located in a desirable cul de sac within walking distance to shops, a detached bungalow requiring modernisation with a good size sitting room & kitchen, garden room, utility/workshop area (potential to convert), 3 bedrooms, en suite shower room, bathroom, enclosed private garden & off street parking

ACCOMMODATION:

Front door into:

ENTRANCE HALL:

Doors to sitting room, kitchen, all three bedrooms, bathroom and storage cupboard.

SITTING ROOM: 5.39m (17'8") x 3.95m (13'0")

A dual aspect reception room with windows to the front and side giving a light and spacious feeling, wood burner with a stone surround and hearth, wall light points and radiators.

KITCHEN 3.92m (12'10") x 3.01m (9'11")

A good size kitchen requiring replacement with windows to the side and garden room. Wall mounted gas central heating boiler. Door to:

GARDEN ROOM: 3.45m (11'4") x 2.77m (9'1")

Lovely bright and sunny garden with windows to two sides and glazed double doors to the garden, wall light point and radiator. Door to:

UTILITY/WORKSHOP 5.92m (19'5") x 3.02m (9'11")

Partly utility and the rest storage/workshop space with a door and window to the garden. Could easily be converted in to a flexible space.

FAMILY BATHROOM

Fitted with a white suite comprising panel sided bath, pedestal hand wash basin and WC, vanity storage unit, wall mounted heated towel radiator, tiled walls and floor, ceiling light point and window to the rear.

MASTER BEDROOM 5.43m (17'10") x 0m (0")

Good size double bedroom with triple built in wardrobe, ceiling light points, radiator, window to the rear. Door to:



EN SUITE SHOWER ROOM:

Fitted with a suite comprising walk in shower cubicle, vanity hand wash basin and WC, part tiled walls, ceiling light point and window to the rear.

BEDROOM TWO: 3.02m (9'11") x 2.74m (9'0")

Double room, ceiling light point, radiator and window to the front.

BEDROOM THREE: 2.85m (9'4") x 2.07m (6'9")

Smaller single/office, ceiling light point, radiator and window to the front.

OUTSIDE:

The rear garden has a paved terrace adjacent to the property leading on to the lawn with flower and shrub borders, pagoda with paved seating area, all enclosed by wood panel fencing.

The front of the property is mainly paved provided off street parking for 4/5 cars with area of lawn to the side, flower and shrub beds and a lavender hedge.

SERVICES AND OUTGOINGS:

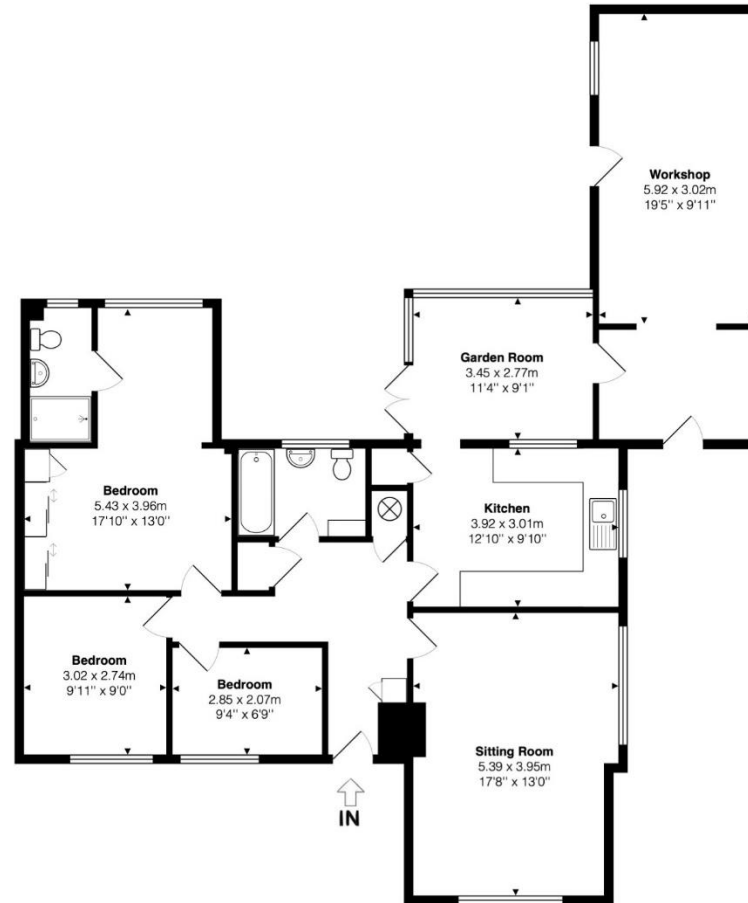
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council - Tax Band D.

EPC RATING:

56 D

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 121 SqM (1297 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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griffithandpartners.co.uk