



7 Lacey Crescent, Chalgrove,
Oxfordshire, OX44 7BP

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



DESCRIPTION

A beautifully presented detached family home built in 2022. Light & airy dual aspect lounge, open plan kitchen/breakfast room with French doors leading to a bespoke, modern conservatory, utility room, cloakroom, 3 bedrooms, master en suite & family bathroom, private enclosed garden, garage & parking

ACCOMMODATION - GROUND FLOOR:

Front door into:

ENTRANCE HALL

Doors to sitting room, kitchen/breakfast room and cloakroom, stairs rising to the first floor, ceiling light point and tiled floor

CLOAKROOM:

Fitted with a white suite comprising pedestal hand wash basin and close coupled WC, part tiled walls, tiled floor, radiator and recessed ceiling down light.

SITTING ROOM: 5.43m (17'10") x 3.72m (12'2")

A bright and airy double aspect reception room with windows to the front and side, ceiling light points, radiators and tiled floor.

KITCHEN/BREAKFAST ROOM: 5.41m (17'9") x 3.09m (10'2")

A smart, contemporary fitted kitchen with a range of wall and base units housing cupboards and drawers, work surfaces and up stands, composite sink/drain unit with mixer tap, built in oven, inset gas hob with extractor hood over and black glazed splash back, integrated dishwasher and fridge/freezer, ceiling light points, radiators, tiled floor, space for



dining table and chairs, window to the front and window and French doors to the conservatory.

CONSERVATORY: 4.96m (16'3") x 2.92m (9'7")

A lovely additional to the property by the owners, a space which can be used all year round due to the modern heaters, dark grey slate floor, mood lighting, electric points and sliding doors opening the room to the garden on warmer days.

UTILITY ROOM: 2m (6'7") x 1.81m (5'11")

Fitted with a base cupboard unit, work surface, inset stainless steel sink/drain unit with mixer tap, space and plumbing for washing machine and tumble dryer, tiled floor, ceiling light point and door to under stairs cupboard.



FIRST FLOOR - LANDING:

Doors to all three bedrooms, family bathroom, storage cupboard and airing cupboard housing central heating boiler.

BEDROOM ONE: 3.37m (11'1") x 2.98m (9'9")

Double room with double sliding door wardrobe, ceiling light point, radiator, windows to the front and side and door to:

EN SUITE SHOWER ROOM:

Fitted with a white suite comprising shower cubicle, pedestal hand wash basin and close coupled WC, tiled walls and floor, ceiling light point and window to the front.

BEDROOM TWO: 3.26m (10'8") x 3.15m (10'4")

Double room with double sliding mirror door wardrobe, ceiling light point, radiator and window to the front.

BATHROOM

Fitted with a white suite comprising panel sided bath with shower over and glazed screen, wall mounted hand wash basin and close coupled WC, tiled walls and floor, ceiling light point and window to the side.

BEDROOM THREE: 2.58m (8'6") x 2.35m (7'9")

A small double or good size single room with ceiling light, radiator and window to the side, currently used as a study.

OUTSIDE:

The front and side of the property is mainly laid to grass with flower and shrub beds and a paved pathway to the front door.

The rear garden is mainly laid to grass with paved areas, enclosed by a brick wall all round with gate to the drive way and garage.



GARAGE AND PARKING

Single garage with up and over door to the front. Brick laid driveway providing off street parking for two cars.

SERVICES AND OUTGOINGS:

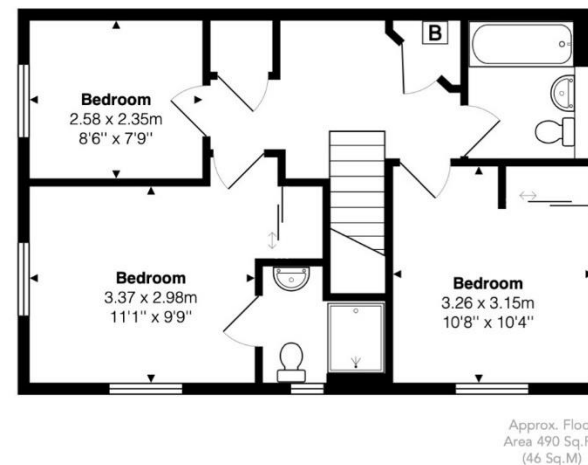
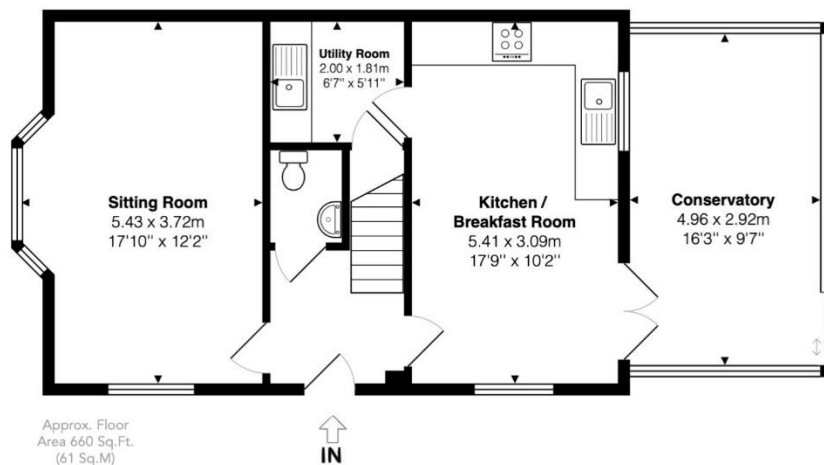
Mains water, drainage, electricity and gas. Gas Central heating. South Oxfordshire District Council - Tax Band E. Management/Service Charge - £300 pa approx.

EPC RATING:

83 B

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 107 SqM (1150 Sq.Ft)

7 Lacey Crescent, Chalgrove, Oxfordshire, OX44 7BP



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.

G298

42 High Street, Watlington
Oxfordshire, OX49 5PY

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

Griffith & Partners
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS
griffithandpartners.co.uk