



21 Sycamore Close, Watlington,
Oxfordshire, OX49 5LN

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



DESCRIPTION

Located in a small, quiet cul de sac and with no onward chain, a semi detached house with accommodation comprising living room, kitchen, two bedrooms and bathroom. The property benefits from an enclosed garden, parking and a garage.

ACCOMMODATION - GROUND FLOOR:

Front door into:

HALLWAY:

Ceiling light point, electrical consumer unit and door to:

LIVING ROOM: 4.68m (15'4") x 3.87m (12'8")

Stairs rising to the first floor, electric storage heater, ceiling light point, window to the front and door to:

KITCHEN: 3.86m (12'8") x 2.84m (9'4")

Fitted with a range of matching base and wall units housing cupboards and drawers, block edge work surfaces, composite sink/drain unit with mixer tap, free standing electric cooker with extractor over, fridge/freezer, space and plumbing for washing machine, tiled splash backs, tiled floor, ceiling light points, electric heater, window and door to the rear garden.

FIRST FLOOR - LANDING:

Doors to both bedrooms and bathroom, hatch to loft space, electric heater and ceiling light point.

BEDROOM ONE: 3.86m (12'8") x 2.84m (9'4")

Double room with ceiling light point, electric heater, cupboard housing hot water cylinder and window to the rear.

BEDROOM TWO: 3.86m (12'8") x 2.25m (7'5")

Double room with fitted wardrobes to one wall, ceiling light point and window to the front.



BATHROOM:

Fitted with a white suite comprising panel sided bath, pedestal hand wash basin and closed coupled WC, ceiling light point and window to the side.

OUTSIDE:

To the front is a small area of lawn with a flower and shrub bed. The rear garden has a patio adjacent to the property leading on to the lawn with flower and shrub beds and a garden shed enclosed by wood panel fencing with a gate to the side.

GARAGE AND PARKING: 5.02m (16'6") x 2.58m (8'6")

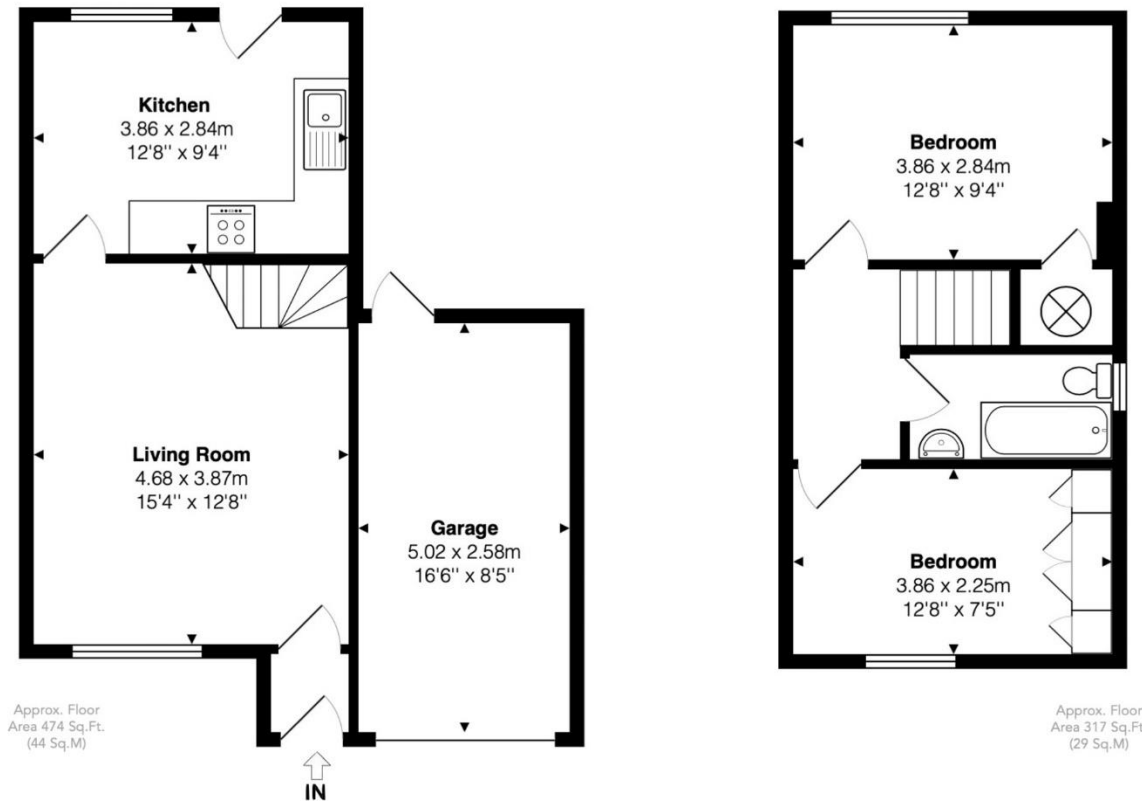
Single garage adjacent to the property with up and over door to the front, personal door to the rear, power and light. Parking in front for one car.

EPC RATING:

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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 73 SqM (790 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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