



9 Sycamore Close, Watlington,
Oxfordshire, OX49 5LN

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



DESCRIPTION

A well presented semi detached house in a quiet cul de sac with living room, kitchen/diner, two double bedroom and shower room. Pretty landscaped garden and parking.

ACCOMMODATION - GROUND FLOOR:

Half glazed front door into:

HALLWAY:

Ceiling light point, radiator, electric consumer unit and panel glazed door into:

LIVING ROOM: 4.65m (15'3") x 3.86m (12'8")

Stone fireplace with gas real flame fire, stairs rising to the first floor, ceiling light point, radiators, window to the front and panel glazed door to:

KITCHEN/DINER: 3.86m (12'8") x 2.85m (9'4")

Smartly fitted with a range of matching wall and base units housing cupboards and drawers, work surfaces, sink/drainers unit with mixer tap, built in electric oven with 4 ring gas hob and extractor fan over, slimline dishwasher, fridge and washing machine, tiled splash backs, ceiling spot lights, radiator, window and half glazed door to the rear garden. Space for table and chairs.

FIRST FLOOR - LANDING:

Doors to bedrooms and shower room, hatch with ladder and light to boarded loft space, ceiling light point.

BEDROOM ONE: 3.86m (12'8") x 2.85m (9'4")

Double room with two double built in wardrobes and built in cupboard housing gas central heating combi boiler, ceiling light point, radiator and window to the rear.

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

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



SHOWER ROOM:

Nicely appointed with a white suite comprising large walk in quadrant shower, vanity hand wash basin and concealed cistern WC, back illuminated mirror, recessed ceiling down lights, wall mounted heated towel radiator and window to the side.

OUTSIDE:

To the front is a small easy maintenance bed laid to slate chippings. The well landscaped and maintained rear garden has a paved terrace leading on the the lawn with flower and shrub beds, a secondary paved terrace and garden shed with power and light, securely enclosed by wood panel fencing with side gate for access.

PARKING:

Parking to the side of the property for 1/2 cars.

SERVICES AND OUTGOINGS:

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

EPC RATING:

69 C

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 60 SqM (644 Sq.Ft)

Sycamore Close, Watlington, Oxfordshire, OX49 5LN



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