



15 Rosemoor Drive, Watlington,  
Oxfordshire, OX49 5BP

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





#### DESCRIPTION

A beautifully presented modern cottage style, end of terrace property with private garden and ample driveway parking within walking distance of Watlington town centre. Perfect for a young family or a couple who do not desire a project, as it is pristine.

#### ACCOMMODATION - GROUND FLOOR:

Front door into:

#### HALLWAY:

Door to the sitting room, stairs rising to the first floor, radiator and ceiling light point.

#### LIVING ROOM: 4.2m (13'9") x 3.52m (11'7")

A good size reception room with door to large under stairs storage cupboard, door to the kitchen, ceiling light point, radiator and window to the front.

#### KITCHEN: 4.59m (15'1") x 3.18m (10'5")

Fitted with a matching range of white wall and base cupboards, black block edge work surfaces, inset black composite sink/drain unit with mixer tap, built in oven with gas hob and extractor fan over, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, ceiling spot lights, radiator, space for dining table and chairs, glazed double doors to the rear garden and opening to utility/laundry space with work top, a slim line base cupboard and gas central heating boiler, ceiling light point and door to:

#### CLOAKROOM:

Fitted with a white suite comprising wall mounted hand wash basin and close coupled WC, ceiling light point and radiator

#### FIRST FLOOR - LANDING:

Doors leading to all three bedrooms, family bathroom and storage/airing cupboard, ceiling light point and hatch to loft space.

#### BEDROOM ONE: 3.45m (11'4") x 2.58m (8'6")

Double room with mirror fronted built in double wardrobe, ceiling light point, radiator, window to the front and door to:





#### EN SUITE SHOWER ROOM:

Fitted with a white suite comprising large walk in shower, wall mounted hand wash basin and close coupled WC, part tiled walls, tiled floor, ceiling light point and radiator.

#### BEDROOM TWO: 2.7m (8'10") x 2.59m (8'6")

Double room with mirror fronted built in double wardrobe, ceiling light point, radiator, and window to the rear.

#### BEDROOM THREE: 2.43m (8'0") x 1.95m (6'5")

Single room with deep clothes closet, ceiling light point, radiator, window to the front. Perfect for or a child or used as an office

#### BATHROOM:

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

#### OUTSIDE:

Parking for two cars, A paved pathway to the front door and side gate and slate covered beds planted with shrubs for easy maintenance.

To the rear, again, easy maintenance, the pretty and private garden has a paved terrace with a gravel and paved pathway to an faux grass lawn and a decked spacious entertaining area, beds planted with shrubs, a garden shed and gate for access to the front, all enclosed by wood panel fencing.



#### SERVICES AND OUTGOINGS:

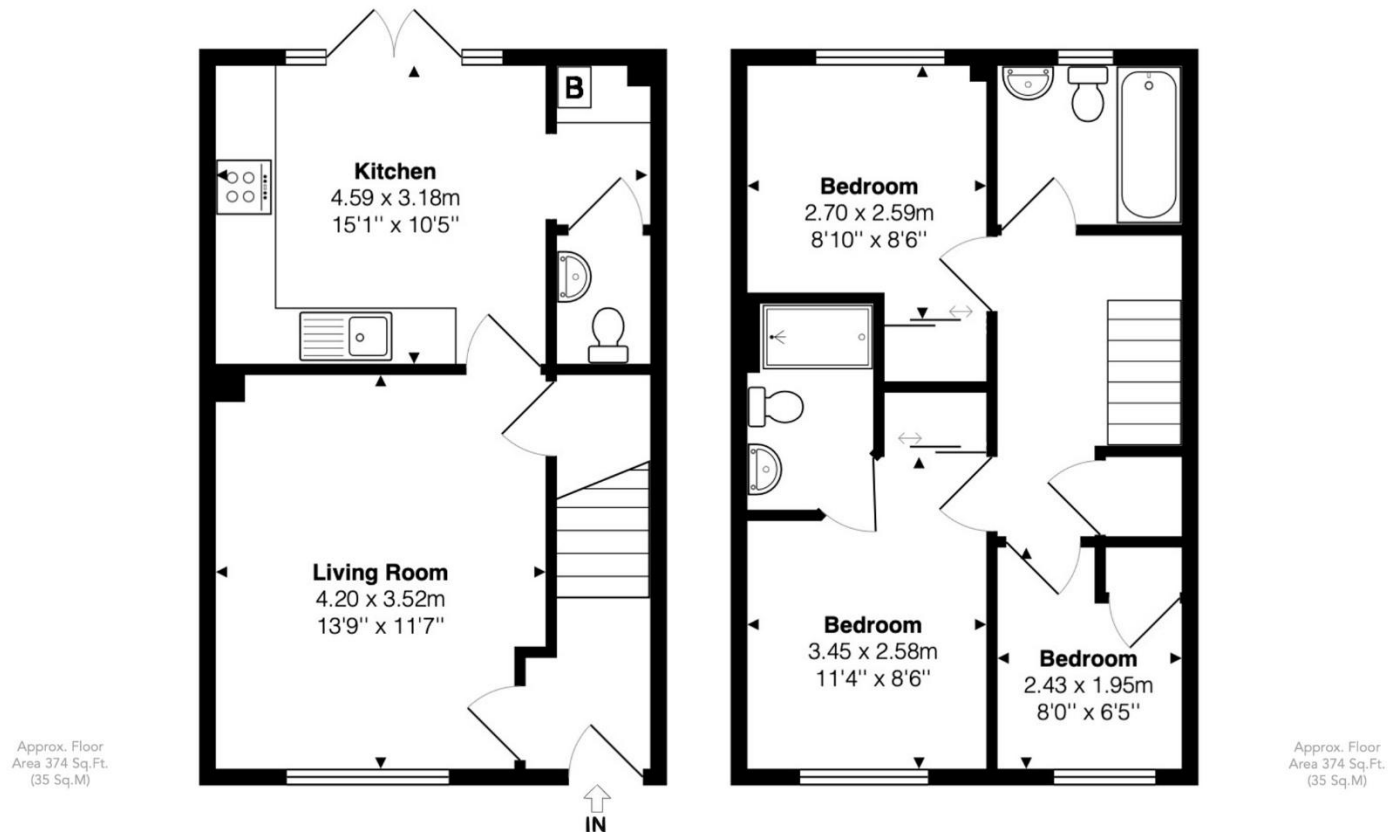
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council - Tax Band D.

#### EPC RATING:

83 B

#### VIEWING ARRANGEMENT:

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



The approximate total area for the elements of the property represented on the floorplan is 70 SqM (749 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is 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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