



2 Allnut Close, Watlington,  
Oxfordshire, OX49 5JR

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



**DESCRIPTION**

Extended to provide spacious accommodation, a semi detached house comprising three reception rooms, kitchen/breakfast room, utility/cloakroom, three double bedrooms, shower room and bathroom. The property benefits from gardens, off street parking for three/four cars and a garage in a quiet cul de sac location.

**ACCOMMODATION - GROUND FLOOR:**

Glazed obscured glass door into:

**HALLWAY:**

Doors to kitchen, dining room, utility/cloakroom, family room and storage cupboard, stairs rising to the first floor, ceiling light points, radiator and cupboard with electric consumer unit.

**KITCHEN:** 3.63m (11'11") x 3.62m (11'11")

Smartly fitted with a range of matching wall and base units housing cupboards and drawers, work tops, inset stainless steel sink/drain unit with mixer tap, electric cooker, dishwasher and under counter fridge, cupboard housing central heating boiler, ceiling strip light, radiator and windows to the front and side.

**UTILITY/CLOAKROOM:**

Base cupboard unit with stainless steel sink/drain unit, space and plumbing for washing machine and tumble dryer, space for additional fridge/freezer, close coupled WC, ceiling light point, radiator and obscured glass window to the rear.



**DINING ROOM:** 3.82m (12'6") x 3.67m (12'0")

Large opening to the family room, glazed double doors to the sitting room, ceiling light point and radiator.

**SITTING ROOM:** 4.73m (15'6") x 3.63m (11'11")

Brick fireplace with a stone tiled hearth, ceiling light point, radiator and large window to the front.

**FAMILY ROOM:** 4.82m (15'10") x 2.94m (9'8")

Glazed sliding doors to the rear garden, glazed obscured glass door to the side, large opening to the dining room, ceiling light points and radiator.



**FIRST FLOOR - LANDING:**

Doors to all three bedrooms, shower room and bathroom, hatch to loft space, ceiling light points.

**BEDROOM ONE:** 4.55m (14'11") x 3.38m (11'1")

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

**BEDROOM TWO:** 3.62m (11'11") x 3.17m (10'5")

Double room with eaves storage cupboards, hatch to loft space, ceiling light point, radiator, hatch to loft space and window to the side.

**SHOWER ROOM:**

Fitted with a built in shower, built in vanity cupboard, tiled walls, wall mounted towel radiator, ceiling light point and window to the front.

**BEDROOM THREE:** 4.82m (15'10") x 3.14m (10'4")

Double room with storage recess, ceiling light point, radiator, hatch to boarded loft space, window to the rear and Velux roof light to the side.

**BATHROOM:**

Fitted with a white suite comprising panel sided bath with electric shower over, pedestal hand wash basin and closed coupled WC, part tiled walls, radiator and Velux roof light to the side.

**OUTSIDE:**

The front of the property is mainly laid to lawn with shrub borders. The rear garden is laid to lawn with a paved terrace, flower and shrub borders, enclosed by wood panel fencing. External tap and electric socket.

**GARAGE AND PARKING:**

Single garage with up and over door to the front, personal door to the side, power and light. Driveway providing off street parking for 3 or 4 cars.

**SERVICES AND OUTGOINGS:**

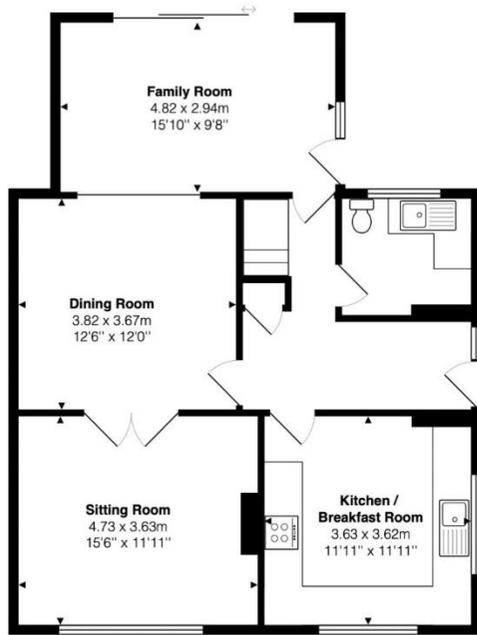
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council- Tax Band D.

**EPC RATING:**

60 D

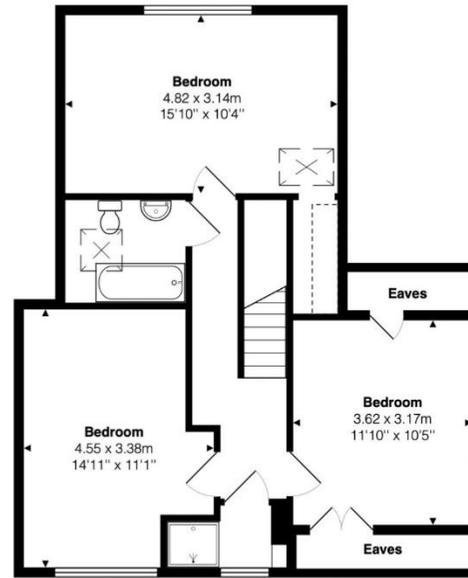
**VIEWING ARRANGEMENT:**

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.

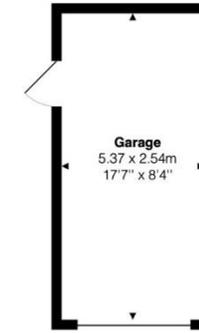


Approx. Floor Area 791 Sq.Ft. (74 Sq.M)

← IN



Approx. Floor Area 624 Sq.Ft. (58 Sq.M)



Approx. Floor Area 146 Sq.Ft. (14 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 145 SqM (1561 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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