



22 Sycamore Close, Watlington,
Oxfordshire, OX49 5LN

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



DESCRIPTION

In a quite cul de sac, looking out over the green, a smart, end terrace house, nicely extended to provide an additional bedroom or study, as required, as well as a utility and cloakroom. Kitchen/breakfast room, two further double bedrooms and bathroom. Enclosed rear garden and parking for two cars.

ACCOMMODATION - GROUND FLOOR:

Part-glazed front door into:

HALL:

Ceiling light point, electric consumer unit and door to:

SITTING ROOM:

Stairs rising to the first floor, doors to the kitchen and bedroom three/study, electric storage heater, ceiling light point and window to the front.

BEDROOM THREE/STUDY:

A versatile room with usage to suit, whether you need a third bedroom, extra reception room or study, electric panel heater, ceiling light point, Velux roof light and window to the front.

KITCHEN:

Fitted with a range of matching wall and base units housing cupboards and drawers, block edge work surface and breakfast bar, inset stainless steel sink/drain unit with mixer tap, built in electric oven with electric hob and extractor hood over, ceiling light points, electric heater, window and half glazed door to the rear garden and door to:

UTILITY ROOM:

Work top with hand wash bowl and mixer tap, space and plumbing for washing machine and dishwasher, space for tower fridge/freezer, tiled floor, electric panel heater, recessed ceiling down lights window to the rear and door to:

CLOAKROOM:

Smartly fitted with a white suite comprising vanity hand wash basin and concealed cistern WC, tiled floor, wall mounted heated towel rail, ceiling light point and Velux roof light.



FIRST FLOOR - LANDING:

Doors to bedrooms one and two and bathroom, hatch to boarded loft space, ceiling light point.

BEDROOM ONE:

Double room with built in wardrobe, airing cupboard with hot water tank and slatted shelving, electric heater, ceiling light point and window to the rear.

BEDROOM TWO:

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

BATHROOM:

Fitted with a white suite comprising panel sided bath with shower mixer tap, pedestal hand wash basin and close coupled WC, part tiled walls, tiled floor, ceiling light point and obscured glass window to the side.

OUTSIDE:

The front of the property looks over a green. The rear garden is mainly laid to grass with a paved terrace adjacent to the property and a composite decked seating area to the far end, enclosed by wood panel fencing and a gate to the side.

PARKING:

Tandem parking to the side of the property for two cars.

SERVICES AND OUTGOINGS:

Mains water and electricity. Electric heating. South Oxfordshire District Council - Tax band C.

EPC RATING:

53 E

VIEWING ARRANGEMENT:

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



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