



14 Chestnut Place, Watlington,
Oxfordshire, OX49 5RJ

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



DESCRIPTION

No onward chain, a modern semi-detached house set in a quiet courtyard development within a 2 minute walk of the shops. The property has a generous living/dining room, kitchen, cloakroom, three bedrooms and bathroom, enclosed garden, allocated parking space and garage.

ACCOMMODATION - GROUND FLOOR:

Timber porch and timber, part glazed, front door into hall.

HALL:

Doors to kitchen, living/dining room and cloakroom, stairs rising to first floor, ceiling light point and electric heater.

CLOAKROOM:

Fitted with a white suite comprising vanity hand wash basin and close coupled WC, electric heater and ceiling light point.

KITCHEN: 3m (9'10") x 2.5m (8'2")

Fitted with a range of matching wall and base units housing cupboards and drawers, work surfaces, inset stainless steel 1½ bowl sink/drain unit with mixer tap, built in electric oven with hob with extractor fan over, free standing washing machine, dishwasher and fridge/freezer, tiled splash backs, laminate floor, recessed ceiling down lights, hatch to the dining area and window to the front.

LIVING/DINING ROOM: 5m (16'5") Max x 6.05m (19'10") Max

A good size L-shaped reception room with space for sitting and dining, ceiling light points, electric heaters and window and glazed double doors to the rear garden.

FIRST FLOOR - LANDING:

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

BEDROOM ONE: 4m (13'1") x 3.9m (12'10")

Double room with built in wardrobes, door to large airing cupboard housing hot water tank, ceiling light point, electric heater and window to the front.



BEROOM TWO: 3.2m (10'6") x 3m (9'10")

Double room with ceiling light point, electric heater and Velux roof light,

BEDROOM THREE: 3.2m (10'6") x 2m (6'7")

A small double with ceiling light point, electric heater and Velux roof light.

BATHROOM:

Fitted with a white suite comprising panel sided bath with glass screen and shower mixer tap, pedestal hand wash basin and close coupled WC, part tiled walls and recessed ceiling down lights.

OUTSIDE:

The front of the property is laid to gravel with mature shrubs. The rear garden has a paved terrace with a step up to the lawn, enclosed by wood panel fencing. Side gate for access to the front.

GARAGE AND PARKING.

Single brick built garage with up and over door in a block, a good vault in the roof can provide storage space. Allocated parking space for one car.

SERVICES AND OUTGOINGS:

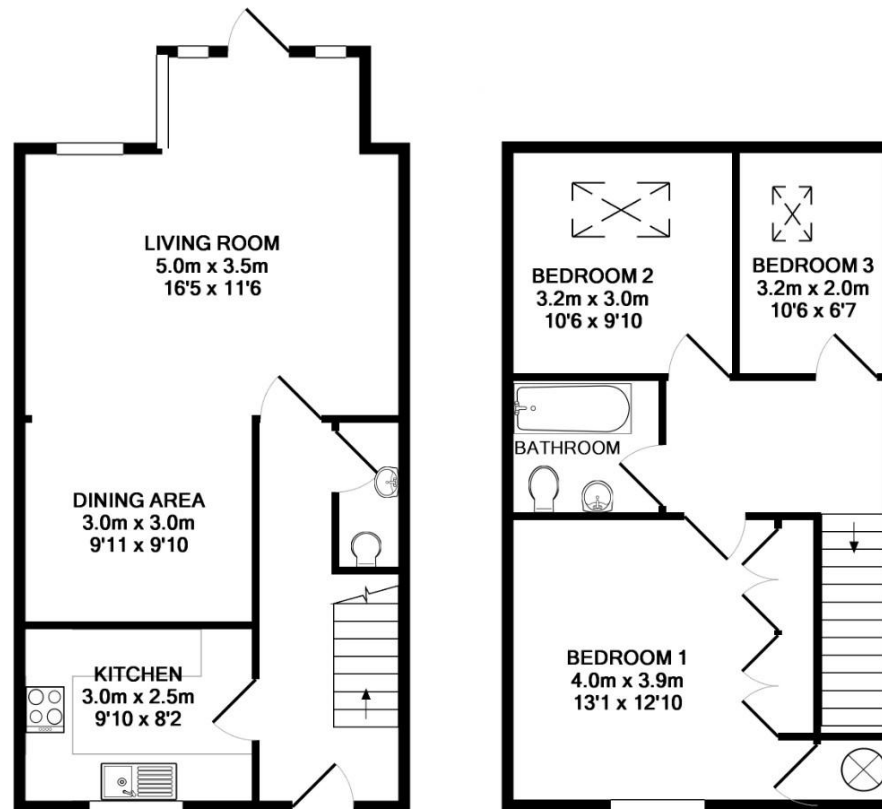
Mains water, drainage and electricity. Electric storage heating. South Oxfordshire District Council, Tax Band: E.

EPC RATING:

52 E

VIEWING ARRANGEMENT:

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



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 91.0 SQ.M. (980 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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