



5 Beverley Close, Chalgrove,
Oxfordshire, OX44 7RY

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



DESCRIPTION

With no onward chain and located in a quiet cul de sac, a smart, link detached house with accommodation comprising, sitting room, kitchen/breakfast room, cloakroom, three bedrooms and bathroom. The property benefits from plenty of parking, garage and low maintenance gardens.

ACCOMMODATION - GROUND FLOOR:

Glazed door into:

ENTRANCE HALLWAY:

Doors to cloakroom and sitting room, tiled floor, ceiling light point and radiator.

CLOAKROOM:

Fitted with a white suite comprising wall mounted hand wash basin and close coupled WC, tiled floor, part tiled walls, ceiling light point, radiator and window to the rear.

SITTING ROOM: 5.83m (19'2") x 3.33m (10'11")

A bright reception room with fireplace, stairs rising to the first floor, parquet flooring, ceiling light point, wall light point, window and glazed double doors to the rear and door to:

KITCHEN/BREAKFAST ROOM: 3.12m (10'3") x 4.53m (14'10")

Fitted with a range of matching wall and base units housing cupboards and drawers, work tops, inset stainless steel sink/drainage unit with mixer tap, range cooker with extractor hood over, washing machine, fridge and freezer, larder cupboard, under stairs storage cupboard, tiled floor, recessed ceiling down lights, radiator, window to the front and door to the garage.



FIRST FLOOR - LANDING:

Doors to all three bedrooms, bathroom, cupboard with gas central heating boiler and airing cupboard with slatted shelving and hot water tank, recessed ceiling down lights and window to the side.

BEDROOM ONE: 3.94m (12'11") Max x 4.5m (14'9") Max

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

BEDROOM TWO: 3.35m (11'0") x 4.46m (14'8")

Double room with build in wardrobes to one wall, hatch with ladder to loft space, ceiling light point, radiator and window to the rear.

BEDROOM THREE: 2.39m (7'10") x 3.08m (10'1")

Single room with ceiling light point, radiator and window to the rear.

BATHROOM:

Smartly fitted with a white suite comprising panel sided bath, shower cubicle, vanity hand wash basin and concealed cistern WC, part tiled walls, ceiling light point, radiator and window to the front.

OUTSIDE:

The front of the property has a driveway for 3 or 4 cars and a gravelled area for additional parking.

The rear garden is laid to gravel with a garden shed, enclosed by wood panel fencing.

GARAGE: 2.59m (8'6") x 5.28m (17'4")

Single garage with double doors to the front, fitted wall and base storage cupboards, electric consumer unit, power and ceiling strip light.

SERVICES AND OUTGOINGS:

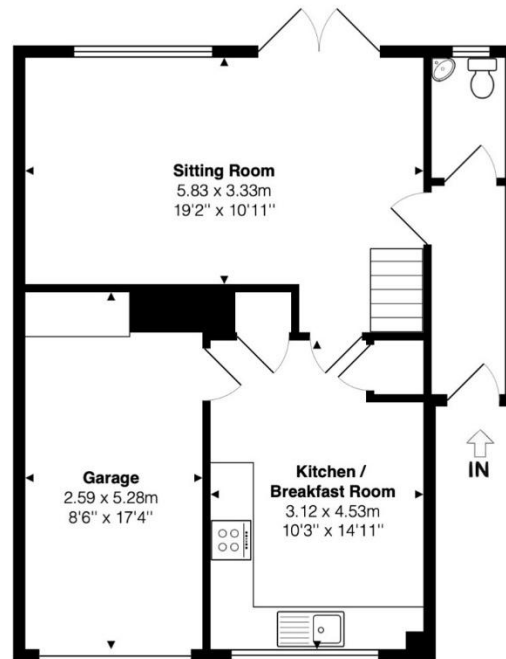
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council, Tax Band E.

EPC RATING:

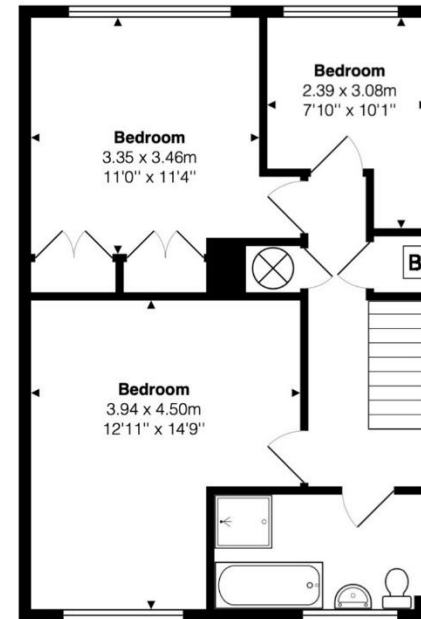
52 (E).

VIEWING ARRANGEMENT:

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



Approx. Floor
Area 608 Sq.Ft.
(57 Sq.M)



Approx. Floor
Area 543 Sq.Ft.
(51 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 107 SqM (1152 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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