

1 Hurdlers
Green | Watlington

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



Price £1,195 pcm

A well presented semi-detached house with three double bedrooms and a small cot room, with spacious light and airy accommodation, new fitted kitchen, attractive walled South West facing gardens and off road parking.

www.griffithandpartners.co.uk

1 Hurdlers Green, Watlington, OX49 5JD

SITUATION:

The property is situated in a small cul-de-sac and occupies one of the best plots, backing onto a small green, and only a few minutes walk from the town centre, schools and other amenities. Watlington lies at the foot of the Chilterns and gives convenient access to the M40 motorway for access to High Wycombe, Oxford, London and Birmingham via junction 6. Wallingford, Thame and Henley on Thames are also within easy reach. Watlington has a selection of amenities including Doctors surgery, Library, sporting activities and a range of shops.

ACCOMODATION:

GROUND FLOOR:

ENTRANCE PORCH:

Attractive entrance with overhang. Hardwood panelled front door with mullion light, fully enclosed with porthole window, external light on sensor. Glazed panelled door into:

CLOAKROOM:

Ceramic tiled floor with diamond inserts. Wash hand basin with tiled splashback, low level WC, extractor fan and ceiling light point.

SITTING ROOM:

Well proportioned double aspect room, brick fireplace with fitted gas coal effect fire.

KITCHEN/

DINING ROOM:

Overlooking rear garden. New fitted kitchen units, panel, glazed double doors to outside with vertical blinds. Utility cupboard with washing machine, space for tumble dryer and electricity circuit breaker boxes.

Staircase with half landing and good natural light to:

FIRST FLOOR:

LANDING:

Built-in hanging cupboard with rail and shelf. Large built-in airing cupboard with slatted shelves.

BATHROOM:

White suite and ceramic tiled wall surrounds. Panelled bath with mixer tap, mains fed electric shower and mixer tap over bath, rail and curtain. Pedestal wash basin, low level WC with hardwood seat.

BEDROOM ONE:

Pleasant outlook, Dimplex panel radiator, power points and ceiling light point.

BEDROOM TWO:

Similar outlook. Dimplex panel radiator, power points and ceiling light point.

BEDROOM THREE:

Dimplex panel radiator, power points and ceiling light point. Hatch to part boarded loft.

BEDROOM FOUR/

OFFICE:

A bright room. Dimplex storage heater, telephone point, power points and ceiling light point.

OUTSIDE:

Parking area to the front. Side path and gate to:

REAR GARDEN:

Large paved patio with Southerly aspect, garden shed gate leading onto green and footpath to the town.

SERVICES:

Mains water, electricity and drainage.

Economy 7 heating.

Telecom, subject to BT regulations.

OUTGOINGS:

Water rates.

Council Tax Band E

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.

