



8 Ireton Close, Chalgrove,
Oxfordshire, OX44 7RZ

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



DESCRIPTION

Set within a cul-de sac & situated within close proximity of local amenities, a semi detached house with accommodation comprising hall, kitchen, lounge, 2 double bedrooms, one large single bedroom & bathroom. The property also has off street parking for 2 cars, integrated garage & an enclosed garden

ACCOMMODATION - GROUND FLOOR:

Front door into:

HALLWAY:

Door to the rear garden, door to the living room, ceiling light point and radiator.

SITTING/DINING ROOM: 5.84m (19'2") x 3.34m (10'11")

Stone fireplace with a wood burning stove, ceiling light points, radiator, stairs rising to the first floor, double glazed window and double doors to the rear garden and door to:

KITCHEN: 4.5m (14'9") x 3.1m (10'2")

A large kitchen fitted with a range of white gloss fronted wall and base units housing cupboards and drawers, block edge work surfaces, composite sink/drainage unit with mixer tap, built in oven with ceramic hob and extractor hood over, integrated fridge/freezer, space and plumbing for dishwasher and washing machine, large built in storage cupboard, ceiling light point, radiator, double glazed window to the front and door to integrated garage.

FIRST FLOOR - LANDING:

Doors to all three bedrooms, bathroom, airing cupboard with hot water tank and further cupboard with central heating boiler, ceiling light point and double glazed window to the side.

BEDROOM ONE: 4.51m (14'10") x 3.85m (12'8")

Double bedroom with ceiling fan light, radiator and double glazed window to the front.

BEDROOM TWO: 4.03m (13'3") x 2.99m (9'10")

Double bedroom with ceiling fan light, radiator and double glazed window to the rear.



BEDROOM THREE: 2.72m (8'11") x 3.37m (11'1")

A good size single room with built in wardrobe, ceiling light point, radiator and double glazed window to the front.

BATHROOM:

Fitted with a white suite comprising panel sided bath with glazed shower screen and electric shower over, pedestal hand wash basin and close coupled WC, wall mounted towel radiator, automated recessed ceiling light points and double glazed obscured glass window to the front.

OUTSIDE:

The front of the property is a block paved driveway which provides off-street parking for up to two cars in front of the garage, there is a small lawn with a flower bed and a block paved pathway to the front door.

The rear garden is mainly laid to lawn with a small paved area, flower and shrub beds, enclosed by wood panel fencing. Access to the side to the front of the property.

SERVICES AND OUTGOINGS:

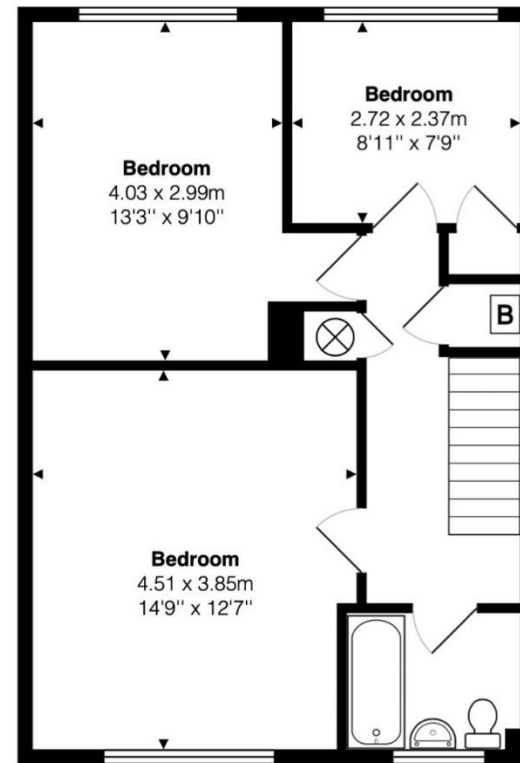
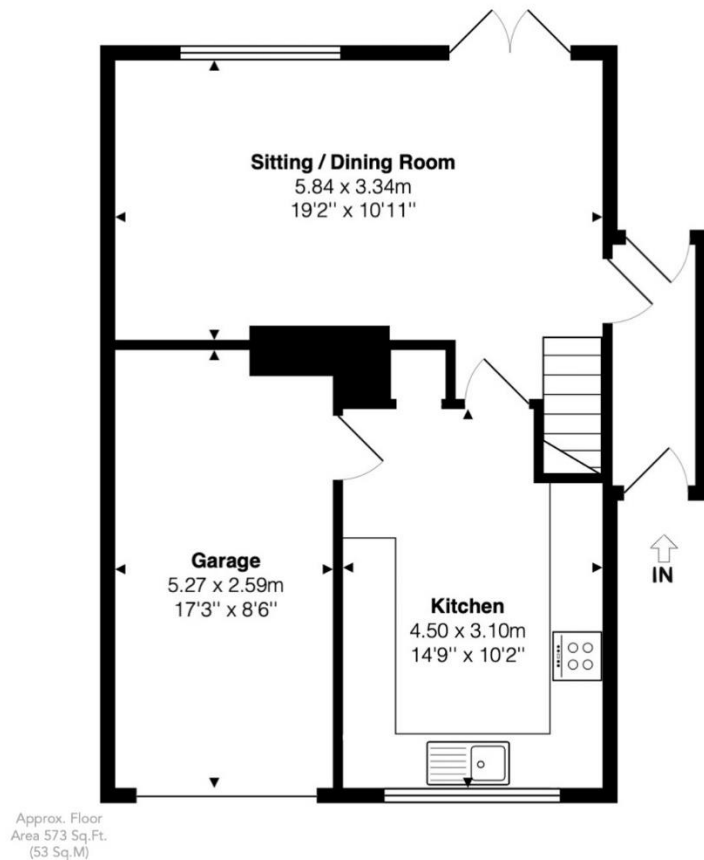
Mains water, drainage, gas and electricity. Gas central heating. Solar panels. Telecom subject to regulations. South Oxfordshire District Council - Tax Band C.

EPC RATING:

72 C

VIEWING ARRANGEMENT:

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



The approximate total area for the elements of the property represented on the floorplan is 103 SqM (1113 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is 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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griffithandpartners.co.uk