

Sixpenny Lane | Chalgrove

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



Price £1,100 pcm

Located in a quiet cul de sac, an extended detached modern house with accommodation comprising, large living/dining room, kitchen, utility room, cloakroom, three bedrooms and bathroom. Enclosed rear garden and off street parking.

www.griffithandpartners.co.uk

28 Sixpenny Lane, Chalgrove, Oxfordshire, OX44 7YD

ACCOMMODATION - GROUND FLOOR:

Door with glazed panel inserts into:

HALLWAY:

Doors to cloakroom, utility room and living room.

CLOAKROOM:

Fitted with a white suite comprising wall mounted hand wash basin and close coupled WC, double glazed window to the front.

UTILITY ROOM:

Fitted with a range of matching wall and base units housing cupboards and drawers, roll top work surface, inset composite 1½ bowl sink/drain unit with mixer tap, wall mounted central heating boiler and double glazed window to the front.

LIVING/DINING ROOM:

An extended reception room with plenty of space for sitting and dining, marble fireplace with electric fire, stairs rising to the first floor, double glazed double doors and windows to the rear garden, Velux roof light to the rear, double glazed window to the side and panel glazed door to:

KITCHEN:

Fitted with a range of matching wall and base units housing cupboards and drawers, roll edge work surface, inset white ceramic 1½ bowl sink/drain unit with mixer tap, built in electric oven with electric hob and extractor hood over, dishwasher, space for fridge/freezer, double glazed door to the side and double glazed window to the front.

FIRST FLOOR - LANDING:

Doors to all three bedrooms, bathroom and airing cupboard housing hot water tank.

BEDROOM ONE:

Double room with built in double wardrobe, fitted bedside tables, dressing table and drawers, double glazed window to the rear.

BEDROOM TWO:

Double room with built in wardrobe and double glazed window to the rear.

BEDROOM THREE:

Double room with built in wardrobe and double glazed window to the front.

SHOWER ROOM:

Fitted with a matching suite comprising large fitted corner shower, vanity hand wash basin and close coupled WC, wall mounted towel radiator and double glazed obscured glass window to the front.

OUTSIDE:

The front of the property is laid to grass. The rear is half laid to paving and the other half to grass with shrub borders and enclosed by wood panel fencing. Garden shed. Side access with gate to the front.

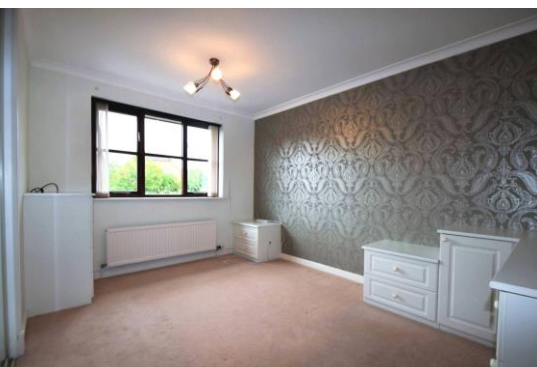
PARKING:

Tarmac driveway for one car.

EPC RATING:

69

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.



33a High Street, Benson, Oxfordshire, OX10 6RP

01491 839939

sales@griffithandpartners.co.uk

42 High Street, Watlington, Oxfordshire, OX49 5PY

01491 612831

lettings@griffithandpartners.co.uk

Griffith & Partners
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS