

Britwell Road | Watlington

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



**Price £1,200 pcm**

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A recently redecorated 3 bedroom semi-detached house with stunning views over farmland to the front & to the Chiltern Escarpment to the rear. 2 bathrooms, large fitted kitchen/breakfast room & large gardens to the front & rear with plenty of parking.

[www.griffithandpartners.co.uk](http://www.griffithandpartners.co.uk)

# Britwell Road, Watlington, OX49 5JT

## ACCOMMODATION: GROUND FLOOR:

Front door to:

PORCH:

HALL:

Staircase to the first floor, door to sitting room.

SITTING ROOM:

Window to the front, newly fitted carpet, power points, radiator, ceiling light and door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of light wood units with marble effect worksurfaces. Inset stainless steel 1 1/2 bowl sink and drainer and inset 4 ring solid plate hob with electric oven beneath. Door to the rear garden and sliding door to:

INNER HALLWAY:

Door to:

BATHROOM:

Suite comprising panel bath, low level WC and pedestal hand wash basin. Obscured glass window to the rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE:

A double room with window to the rear aspect overlooking the garden and the Chiltern hills beyond.

BEDROOM TWO:

A second good double room, also overlooking the garden.

BEDROOM THREE:

A single bedroom with views to the farmland at the front.

BATHROOM:

With panel bath, low level WC and pedestal hand wash basin.

OUTSIDE:

To the front is a large garden which is mainly laid to lawn with hedge borders and a concrete driveway leading up the side.

GARAGE:

A single garage with up and over door.

REAR GARDEN:

A large rear garden which is laid to lawn with mature hedge boundaries.

SERVICES & OUTGOINGS:

Mains water, drainage, electricity and gas.

Gas fired central heating.

Council tax. BT subject to regulations.



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