



31 Beech Close, Watlington,  
Oxfordshire, OX49 5LL

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



#### DESCRIPTION

A beautifully presented and deceptively spacious semi detached property, located in a quiet cul-desac within walking distance of the town centre with living room, kitchen/breakfast room, dining room, cloakroom, four bedrooms, shower room, a private and pretty landscaped garden, parking and garage.

#### ACCOMMODATION - GROUND FLOOR:

Half glazed timber door to:

#### PORCH:

Ceramic tiled floor, ceiling light and door to:

#### LIVING ROOM: 4.7m (15'5") x 3.9m (12'10")

A pleasant reception room with window to the front, staircase to the first floor with recess beneath and door to the kitchen/breakfast room. Engineered Oak floor, power points, TV point, phone point and ceiling light.

#### KITCHEN/BREAKFAST: 6.4m (21'0") x 3.9m (12'10")

A fantastic bright and airy kitchen/dining room having been extended and re fitted with white high gloss wall and base units housing cupboards and drawers, granite effect work surfaces, inset white composite sink/drainage unit with mixer tap, inset halogen hob with extractor over, built in double oven. integrated fridge/freezer and washing machine, Travertine flooring in both the kitchen and breakfast areas and through to the dining room, double glazed double doors to the rear garden providing an abundance of natural light. Side door to the patio and door to the cloakroom.

#### CLOAKROOM:

Recently fitted with a wall mounted hand wash basin and close coupled WC.

#### DINING ROOM: 3.5m (11'6") x 2.2m (7'3")

A great additional reception room with Travertine flooring, power points, TV point, ceiling spotlighting, window overlooking the rear garden and personnel door to the garage.

#### FIRST FLOOR - LANDING:

Hatch to loft space, ceiling down light and doors to all four bedrooms and bathroom.



**MASTER BEDROOM:** 3.9m (12'10") x 2.9m (9'6")

A double room with window overlooking the rear garden, airing cupboard housing hot water cylinder and slatted shelves, power points and ceiling light.

**BEDROOM TWO:** 3.8m (12'6") x 2.2m (7'3")

A double bedroom with window to the rear aspect, ceiling light, power points and small access hatch to the roof space.

**BEDROOM THREE:** 3.9m (12'10") x 2.7m (8'10")

A third double room with window overlooking the cul-de-sac to the front. Power points and ceiling light.

**BEDROOM FOUR:** 2.7m (8'10") x 2.2m (7'3")

A single bedroom with window to the front, inset ceiling down lights and power points.

**SHOWER ROOM:** 2.9m (9'6") x 1.4m (4'7")

Recently fitted with a suite comprising large walk in shower, vanity hand wash basin and close coupled WC. tiled walls, wall mounted heated towel radiator and recessed ceiling down lights.

**OUTSIDE:**

To the front is a herringbone block paved driveway with access to the integral garage. Shrub beds to either side of the front door stocked with mature plants and a lovely mature wisteria.

**INTEGRAL GARAGE:** 4.7m (15'5") x 2.2m (7'3")

Double part glazed garage doors to the front, power, light and personnel door to the house.

**REAR GARDEN:**

A private well landscaped mature garden with a new paved terrace, pleasant lawn, shrub and flower borders enclosed by wooden panel fencing and hedging, outside lighting, 32 amp power point and tap.

**SERVICES AND OUTGOINGS:**

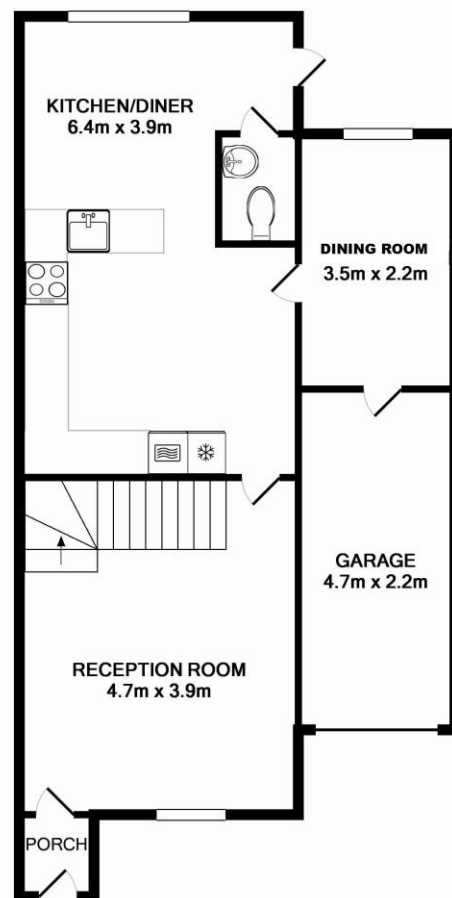
Mains water, drainage and electricity. Electric heating. Telecom subject to regulations. South Oxfordshire District Council - Tax Band D.

**EPC RATING:**

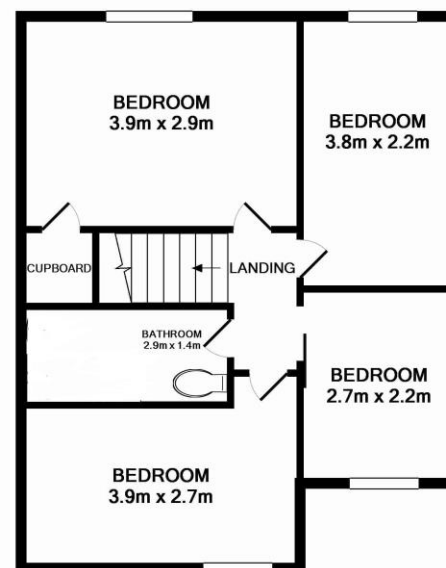
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**VIEWING ARRANGEMENT:**

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 61.3 SQ.M.  
(660 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 43.2 SQ.M.  
(465 SQ.FT.)



TOTAL APPROX. FLOOR AREA 104.5 SQ.M. (1125 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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