



17 Panters Road  
Cholsey, Oxfordshire, OX10 9NY



**JAMESGESNER**  
- ESTATE AGENTS -





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OX10 9NY

**GUIDE £550,000 FREEHOLD**





An superbly extended four bedroom semi detached family house with generous gardens, driveway parking and good access to Cholsey Station and the village amenities.

Accommodation comprises; entrance hallway, cloakroom, lounge with wood burning stove, sitting room, open plan kitchen. breakfast/dining room with bi-folding doors to the rear, utility room, four bedrooms (three doubles and a good single) with a family bathroom and en suite to the master. There is a driveway to the front providing parking for 2/3 cars with side access leading to a generous rear garden with patio, lawn, vegetable patch and brick built storage shed. The property also benefits from gas central heating and UPVC double glazing though out.



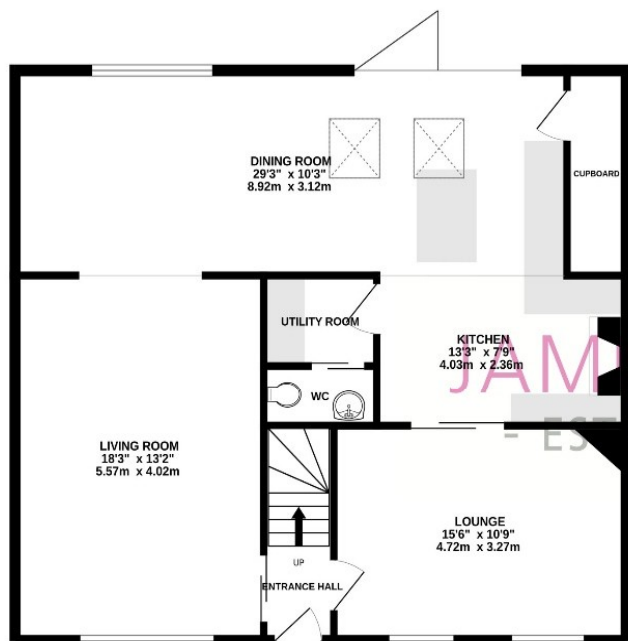
Cholsey is located to the south of Wallingford and is a bustling community with fantastic amenities. The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington. The A34 is 9 miles away, whilst the M4 can be accessed at junction 12 c.12 miles from the property. There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, butchers, and hair dressers.

The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more, as well as easy access to open countryside and the Berkshire downs for those who enjoy walking.

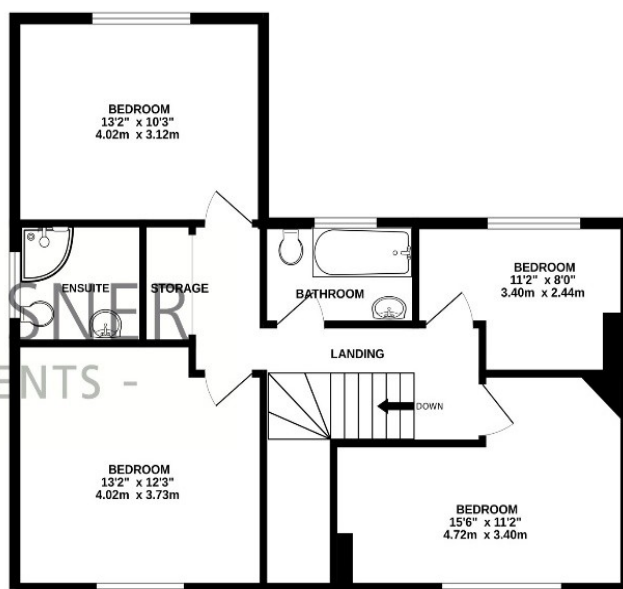




GROUND FLOOR  
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 1633 sq.ft. (151.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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