



40 Lapwing Lane
Cholsey, Oxfordshire, OX10 9QS



JAMESGESNER
- ESTATE AGENTS -



40 Lapwing Lane
Cholsey
Oxfordshire
OX10 9QS

GUIDE £425,000 FREEHOLD



Situated at the end of this popular cul-de-sac, is this nicely presented, three-bedroom, semi-detached property which is conveniently located within close proximity to the centre of the village and within walking distance of the station giving commuter access to London, Oxford and Reading.

Accommodation comprises; porch, entrance hallway, sitting room, separate dining room, and kitchen with access into a utility and WC. This leads into a conservatory, and then out onto a north facing garden which is laid mainly to lawn with mature shrubs and a sunny seating area.

The garden also benefits from a detached garage with light and power. Upstairs comprises of three nicely decorated bedrooms, and a family bathroom.

Externally the property offers driveway parking for two cars and has Upvc double glazing and gas central heating throughout. This property has benefited from lots of improvements and has great potential.

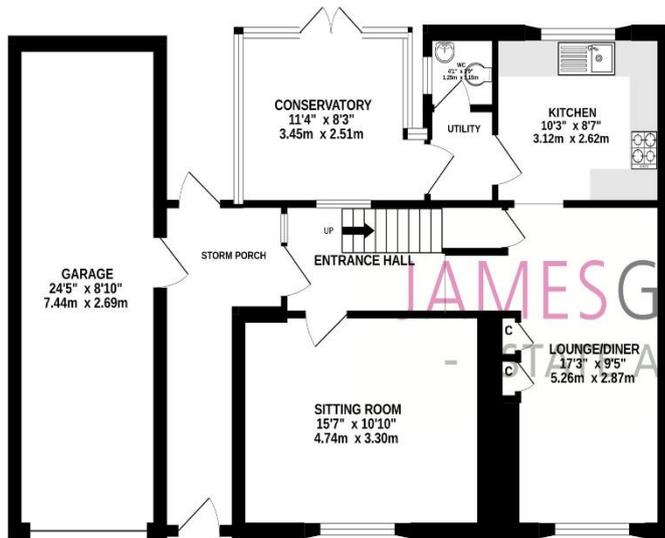


Cholsey is located to the south of Wallingford and is a bustling community with fantastic amenities. The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington. The A34 is 9 miles away, whilst the M4 can be accessed at junction 12 c.12 miles from the property.

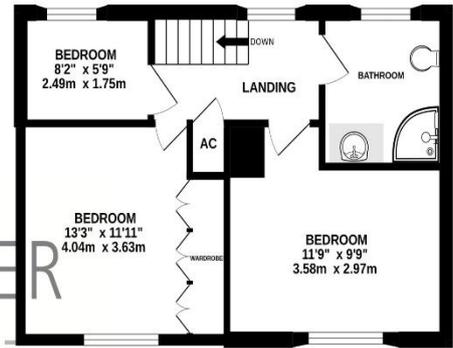
There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, butchers, and hair-dressers. The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more, as well as easy access to open countryside and the Berkshire downs for those who enjoy walking.



GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 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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