



37 Crescent Way
Cholsey, Oxfordshire, OX10 9NG



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**37 Crescent Way
Cholsey
Oxfordshire
OX10 9NG**

GUIDE £375,000 FREEHOLD



Offered for sale with no onward chain is this nicely presented three bedroom mid terrace with generous gardens, located in a convenient part of this popular village and within easy reach of the station and village amenities.

Accommodation comprises; entrance hallway, lounge, kitchen/dining room, rear lobby, utility/store room, three bedrooms and a modern shower room. To the front there is driveway parking for two cars and a side access path to the rear lobby.

At the rear, you will find a generous rear garden measuring in excess of 80 feet with decking, patio and lawn. There are two storage sheds and a green house. Double glazing throughout and a newly fitted Worcester gas boiler which is run off LPG gas bottles.

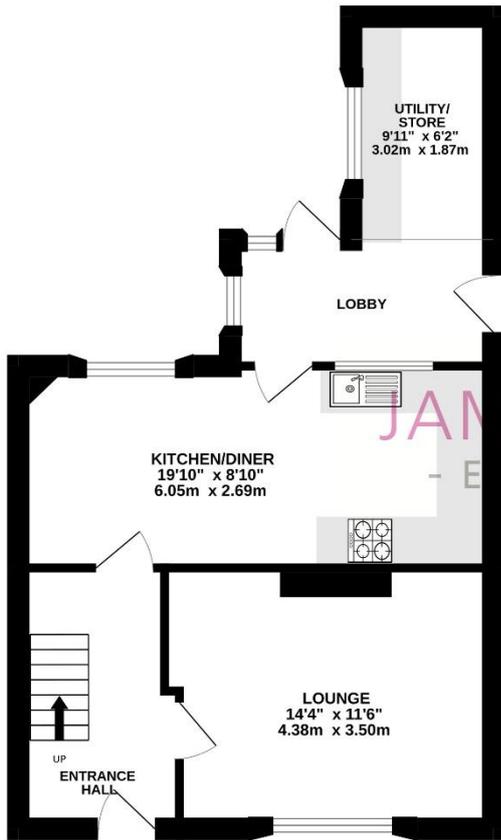
Cholsey is located to the south of Wallingford and is a bustling community with fantastic amenities. The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington. The A34 is 9 miles away, whilst the M4 can be accessed at junction 12 c.12 miles from the property.



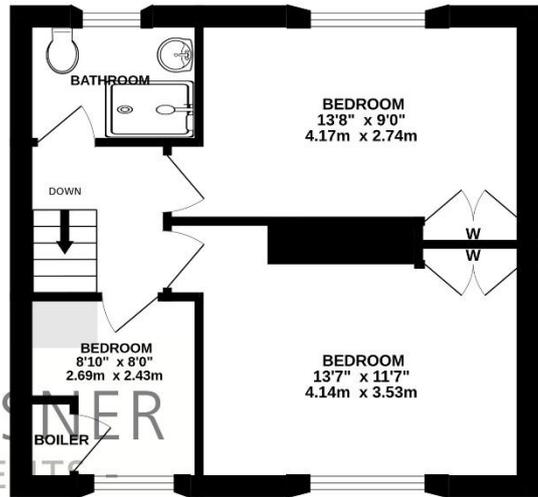
There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, butchers, and hair dressers. The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more, as well as easy access to open countryside and the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



GROUND FLOOR



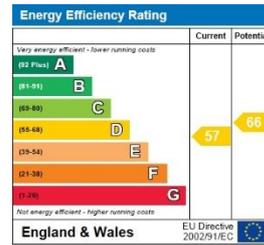
1ST FLOOR



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TOTAL FLOOR AREA : 840sq.ft. (78.0 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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