



Agatha Christie Way, Cholsey OX10 9RS



Agatha Christie Way, Cholsey

Set on this small development close to both the train station and local shops, a beautifully presented semi-detached home abutting open countryside to the rear with far reaching views beyond.

Accommodation comprises three bedrooms and two bathrooms on the first floor. The ground floor has a welcoming entrance hall, kitchen/dining room, living room with French doors to the garden and cloakroom. The garden has been attractively landscaped with a paved terrace, established lawn, planted borders, and further decked area creating an ideal space for entertaining. There is driveway parking to the front for two cars and gated access to the rear.



Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators.

Accommodation

Entrance Hall: Wood style floor, radiator, stairs to landing.

Cloakroom: Window to front, white two-piece suite, radiator, wood style floor.

Kitchen/Dining Room: 9'3 x 15'10 Window to front, range of storage units with worktop, stainless steel sink unit, single oven, gas hob with extractor hood above, radiator, downlighters, integrated dishwasher, fridge/freezer and washing machine.

Living Room: 10'4 x 16'3 Window and French doors to garden, radiator, under stair storage cupboard.





Stairs to Landing: Radiator, loft access.

Bedroom 1: 9'2 x 12'8 Window to rear, radiator.

Ensuite Shower Room: Window to side, fitted with a white three-piece suite, wood style floor, radiator, down lighters, tiling.

Bedroom 2: 9'1 x 9'5 Window to front, radiator.

Bedroom 3: 6'11 x 10'3 (max) Window to rear, radiator.

Bathroom: Window to front, fitted with a white three-piece suite, tiling, radiator, downlighters.

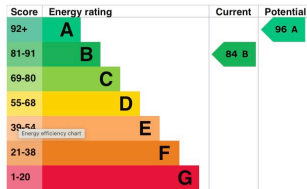
Outside

Front garden: Path to the front door flanked with gravelled area, lavender beds, hedging and mature shrubs, driveway parking for two cars.

Rear garden: A lovely feature with far reaching countryside views, paved terrace leading to established lawn flanked with planted borders and decked terrace ideal for entertaining, timber fence boundary, storage shed and gated access to front.



Directions: From our office turn left into St Martin's Street, and continue through the Market Place, past St Leonard's Square and onto the Reading Road. Proceed straight over the roundabout onto the A329. After 1.6 miles turn right into Papist Way, turn right into Celsea Place, turn first right into Agatha Christie Way.



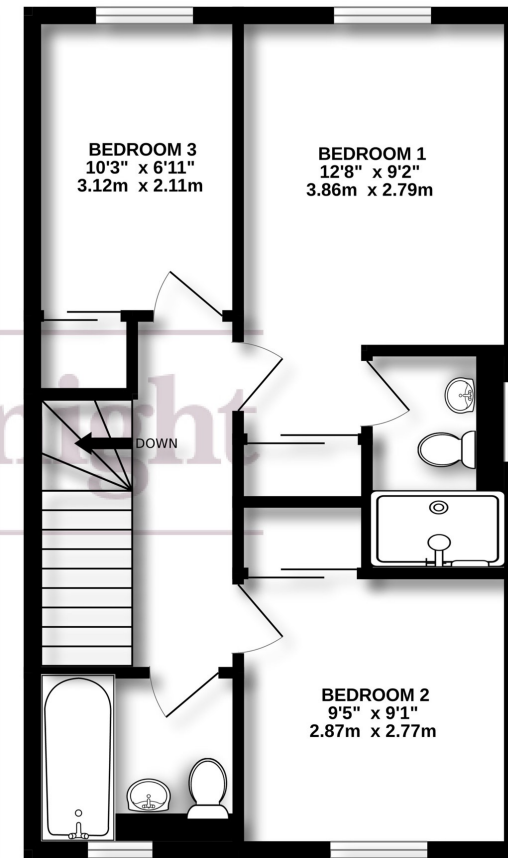
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 868sq.ft. (80.6 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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