



Brookside, Watlington OX49 5AQ





## Brookside, Watlington

A smartly presented detached bungalow set in a small cul-de-sac within this sought after town. It features ample parking on a long drive leading to a large garage and the town centre is just a 7-minute walk (0.3 of a mile) via the adjacent footpath.

The property's accommodation comprises 3 bedrooms with an en suite shower room and bathroom, 2 reception rooms and a kitchen-breakfast room.

To the rear there is a secluded, enclosed garden with a terrace adjacent to the family room and a central area of lawn with gated side access. The convenient location has the local amenities of the town on its doorstep and is just an 8 minute drive to junction 6 of the M40 where the London Tube gives ready access to London and Oxford.



## Tenure - Freehold

Entrance Porch: Terracotta tiled step.

Entrance Hall: Window to rear, wood floor, radiator, door to garage.

Inner Hall: Radiator, dado rail, wood floor, loft access.

Sitting Room: 12'10 x 11'9 Picture window to front, wood block floor, radiator. Feature fireplace with white surround, marble hearth and inset, gas fire.

Kitchen/Breakfast Room: 10'8 x 9'9 Window to the front, door to side. Range of storage units, worktops and stainless steel sink. Electric hob, extractor hood, double electric oven. Space for fridge and washing machine. Tiled floor, radiator, gas boiler.

Family Room: 12'5 x 10'6 French doors with side window to terrace, radiator.







### Outside

Bedroom 1: 14'9 x 14'2 Window to rear, radiator.

Ensuite Shower Room: Fitted with a three-piece suite, part tiled walls, window and radiator.

Bedroom 2: 10'9 x 9'11 Window to rear, radiator.

Bedroom 3: 9' x 8'6 Window to side, radiator and a fitted wardrobe with shelving.

Bathroom: Featuring a four-piece suite including a bath and separate shower cubicle, 2 windows, part tiled walls, radiator.

To the Front: The property features a long drive with a large adjacent lawn. Attractive established flower and shrub borders, path to the front door.

Large Garage: 18'9 x 12' With an up/over door, door to the property and a door and window to the garden. Loft Access, power.

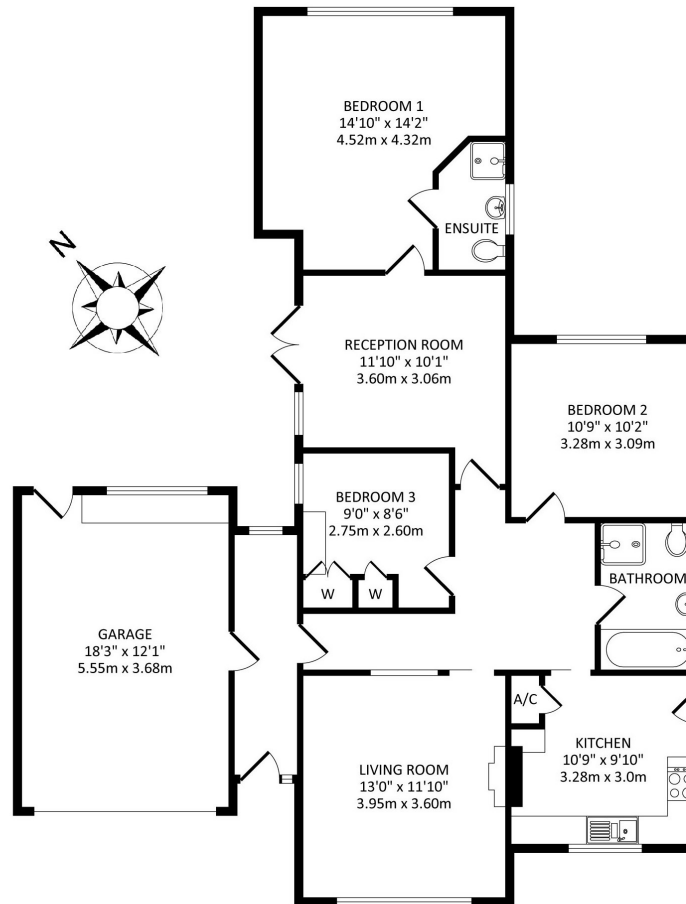
Rear Garden: Paved terrace area with walled and planted borders. Beyond this the garden is mainly laid to lawn with a plant border and enclosed by timber fencing and conifer hedging. Paved pathway, greenhouse and timer shed.



Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, turn first left, on the Watlington Road (B4009) and continue for almost 6 miles, through Britwell Salome and as the road drops down into Watlington turn left onto the Cuxham Road (B480), the 1<sup>st</sup> right is Brookside, at the T-junction turn left, the property is on the right.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 41 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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.



TOTAL FLOOR AREA : 1017 sq.ft. (94.50 sq.m.) approx.

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.