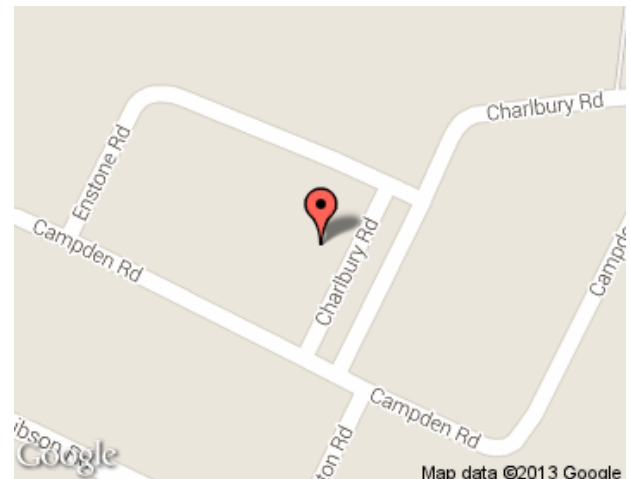


**Charlbury Road, UB10
£499,950**



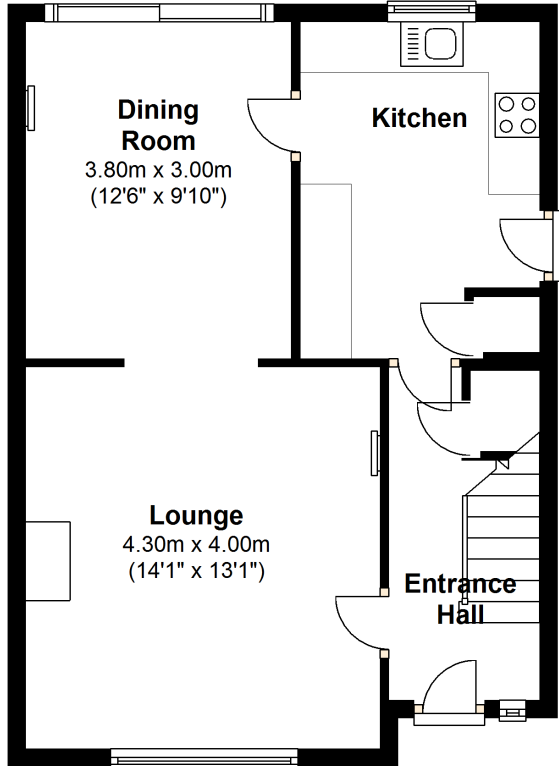
Orchard Property Services are delighted to present to the market this rarely available and superbly located THREE bedroom CORNER PLOT family residence





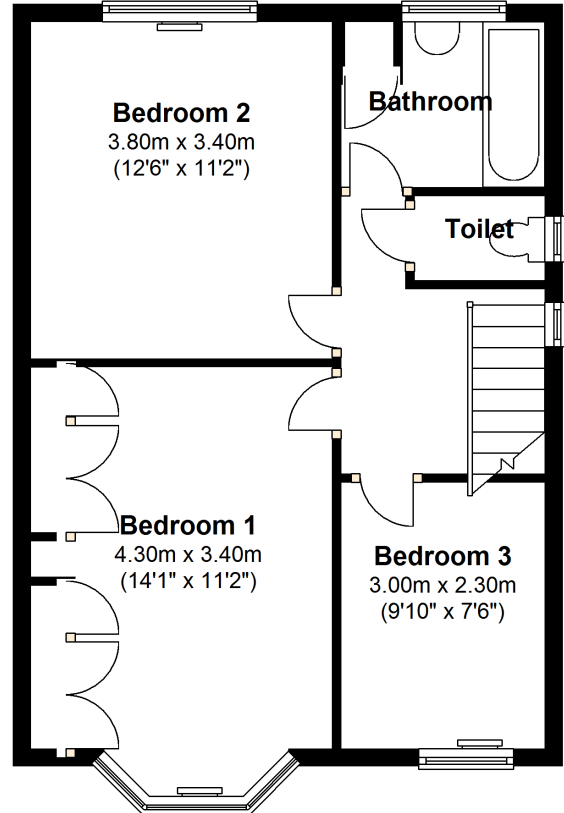
Ground Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 91.8 sq. metres (987.9 sq. feet)

Orchard Property Services give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

Orchard Property Services are delighted to present to the market this rarely available and superbly located THREE bedroom CORNER PLOT family residence. The property which is positioned close to both the sought after Vyners and Breakspear schools and briefly comprises of a bright entrance hall, a spacious lounge leading through to the dining area, the ground floor also offers a sizeable kitchen. Upstairs the property boasts THREE well proportioned bedrooms and a family bathroom. Charlbury Road in our opinion offers excellent extension potential with current planning permission granted for a DOUBLE STOREY side extension and part single storey rear extension. The property also benefits from a garage to the rear which can be accessed via Campden Road, properties in this location with potential to extend are extremely sought after, so an early internal inspection is highly recommended.

Entrance Hall

UPVC front door with inset glazed panels, ceiling lighting, power points, radiator and carpeted throughout.

Lounge

14ft 1 x 13ft 1 (4.30m x 4.00m)

Double glazed window to front aspect, radiator, power points, ceiling and wall lighting, feature fireplace and carpeted throughout.

Dining Room

12ft 6 x 9ft 10 (3.80m x 3.00m)

Double glazed patio doors to rear aspect, power points, radiator, ceiling and wall lighting and carpeted through out.

Kitchen

12ft 1 x 9ft 0 (3.70m x 2.75m)

Double glazed window to rear aspect, wall and floor mounted cabinets with work surfaces over and inset sink and drainer with mixer tap, space for a cooker and washing machine, pantry cupboard, tiled effect flooring, spot lighting, power points and side door to garden.

Bedroom One

14ft 1 x 11ft 2 (4.30m x 3.40m)

Double glazed window to front aspect, radiator, power points, ceiling lighting, radiator, fitted wardrobes and carpeted throughout.

Bedroom Two

12ft 6 x 11ft 2 (3.80m x 3.40m)

Double glazed window to rear aspect, ceiling lighting, power points, radiator and carpeted through out.

Bedroom Three

9ft 10 x 7ft 6 (3.00m x 2.30m)

Double glazed window to front aspect, ceiling lighting, power points, radiator and carpeted through out.

Bathroom

Double glazed window to rear aspect, panel closed bath, pedestal basin, ceiling lighting and tiled flooring throughout.

Separate W.C

Double glazed window to side aspect and low level W.C.

Garden

Mainly laid to lawn, patio area, panel fence enclosed, pedestrian side access, a range of mature shrubs and bushes and garage to rear with complimentary side door.