



Ash Close
Watlington



bonners & babingtons

Ash Close Watlington OX49 5LW

Offers in Excess of: £325,000

A lovely 2-bedroom, terraced property with off road parking, situated in a quiet setting within walking distance of Watlington High Street shops and amenities and the surrounding countryside, with excellent transport links to London and Oxford.

On entering this deceptively spacious property there is a useful porch area for coats and shoes that leads through to the main reception room. This room is bright and cosy with ample space for soft furniture and storage and has an open staircase to the first floor and door to the kitchen; where there is room for a table and chairs, plenty of waist and eye level cupboards, plumbing for washing machine or dishwasher, electric oven and hob and space for a fridge freezer. There is back door access to the enclosed rear garden, adjacent to the back door is a shed with plumbing and power, that could be used for a handy laundry area.

Upstairs:

The light and airy master bedroom is to the rear of the property with views of the pretty garden, plenty of space for furniture and a practical built in linen cupboard. Bedroom two is a good size with large built-in wardrobes. The well-presented family bathroom has a bath with overhead shower and heated towel rail.

Outside:

The rear, enclosed garden is south facing with a private patio, area perfect for catching the afternoon sun. Mature shrubs and trees, including a pretty lilac border the rest of the lawned area, and lead to a storage shed and further small storage unit at the bottom of the garden, where there is also rear gate access to Pyrton Lane.





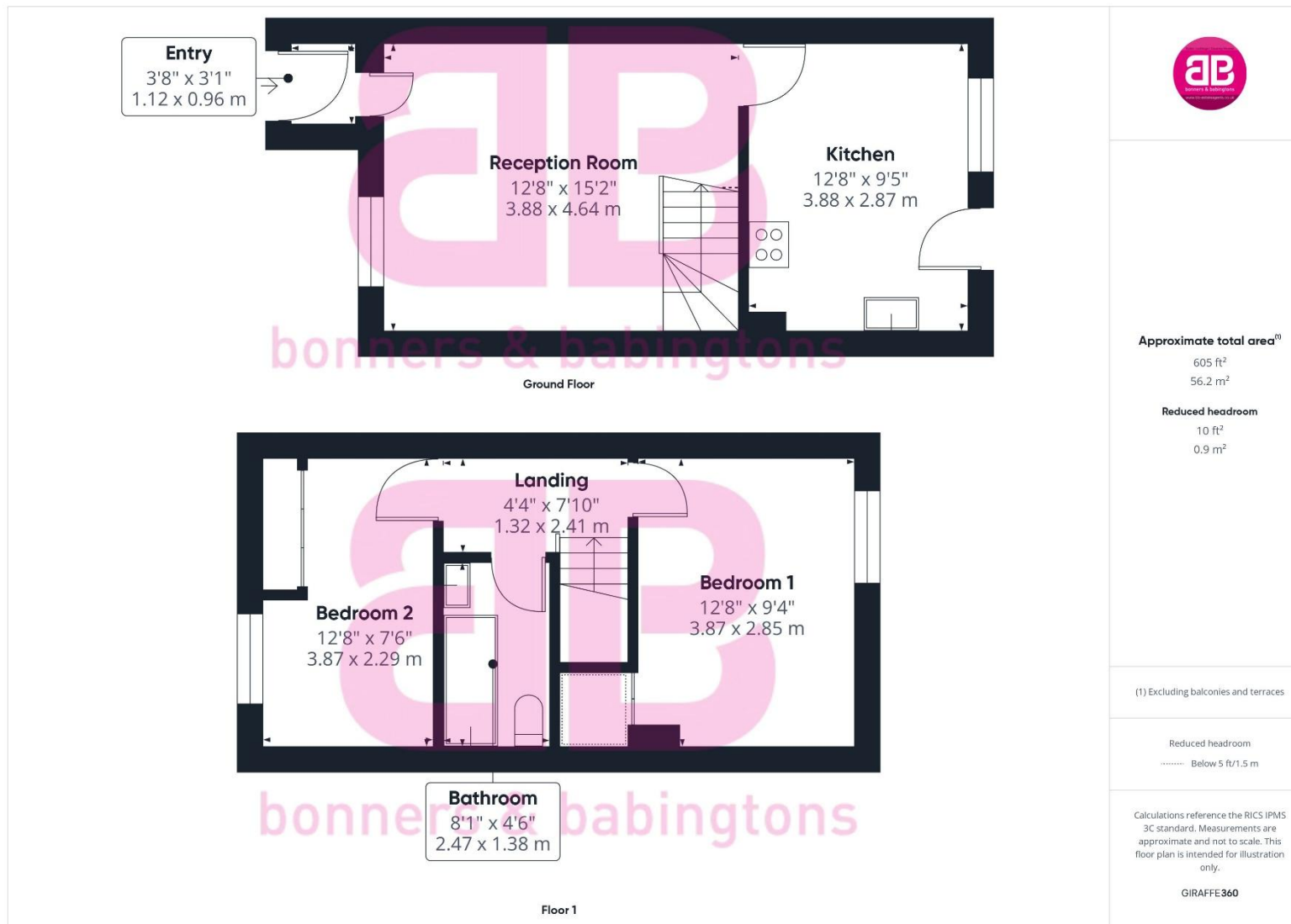
At the front of the property is a lawned frontage with colourful, mature shrubs and parking for multiple vehicles on the driveway, also with useful bin store.

Other notable features; Gas central heating, double glazing throughout, fully boarded loft with ladder and power.

Watlington
Dating back to the 9th century, Watlington is a picturesque, bustling market town (reputedly England's smallest) with a range of shops, pubs, sporting facilities & clubs, Surgery & Pharmacy, as well as outstanding Pre-School, Primary & Secondary schools. Located at the foot of the Ridgeway National Trail, Watlington is now famous for the formally endangered Red Kites. Junction 6 of the M40 is within three miles of the town, providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe. Mainline stations are located at Princes Risborough and High Wycombe.

Tenure: Freehold

Council Tax Band: C



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

chinnor@bb-estateagents.co.uk

