

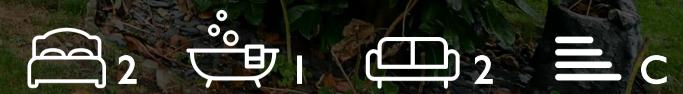
WE VALUE



YOUR HOME



Laurel Close, Chalgrove
Offers Over £300,000



This well-presented two-bedroom home in the popular village of Chalgrove offers comfortable and inviting living with a south-east facing rear garden. The property is tucked away in a cul-de-sac, providing a setting with a real sense of community.

The property begins with an entrance porch leading into the lounge, complete with a feature fireplace. To the rear, the spacious kitchen/diner provides a social space, with doors opening directly onto the garden, perfect for entertaining or enjoying summer evenings outdoors.

Upstairs are two double bedrooms and a family bathroom. Outside, the private south-east facing rear garden enjoys plenty of sunshine throughout the day.

Ideally positioned for access to Oxford, Thame, and the M40, this home offers the perfect balance of village living and commuter convenience.

What the Owner Says...
"The neighbours are fantastic - lots of fun in the close, with room for kids to play outside."





- SOUTH-EAST FACING REAR GARDEN
- WELL-PRESENTED THROUGHOUT
- LOUNGE WITH FIREPLACE
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER OVERLOOKING THE GARDEN
- CUL-DE-SAC & VILLAGE LOCATION
- EXCELLENT ACCESS TO OXFORD & TO THE M40

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

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