

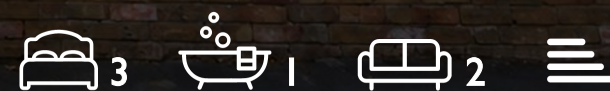
WE VALUE



YOUR HOME



Hill Road, Watlington
£525,000



This well-presented three-bedroom Edwardian home is set in the heart of Watlington, just a short walk from the High Street, local shops, pubs and amenities. The property offers a wealth of character features alongside well-proportioned accommodation, a low-maintenance rear garden and substantial brick-built outbuildings providing versatile spaces for a variety of uses.

The ground floor consists of bright and generously sized accommodation, complemented by high ceilings and character features including fireplaces. A modern fitted kitchen is accompanied by a useful utility room, while an updated bathroom and separate WC.

Upstairs are three well-proportioned bedrooms, completing the accommodation.

The enclosed rear garden has been designed with ease of maintenance in mind, featuring a generous paved patio area, artificial lawn, raised planted borders and established shrubs.

Attached to the rear of the property is a substantial brick-built outbuilding extending to approximately 30ft and divided into three separate areas. Offering excellent versatility for use as a home office, studio, workshop or leisure space, two sections have been insulated, with one benefiting from French doors opening directly onto the garden. Power and lighting are provided throughout.

What The Owner Says...

"Watlington has a wonderful community with lovely neighbours and everything you need right on the doorstep."





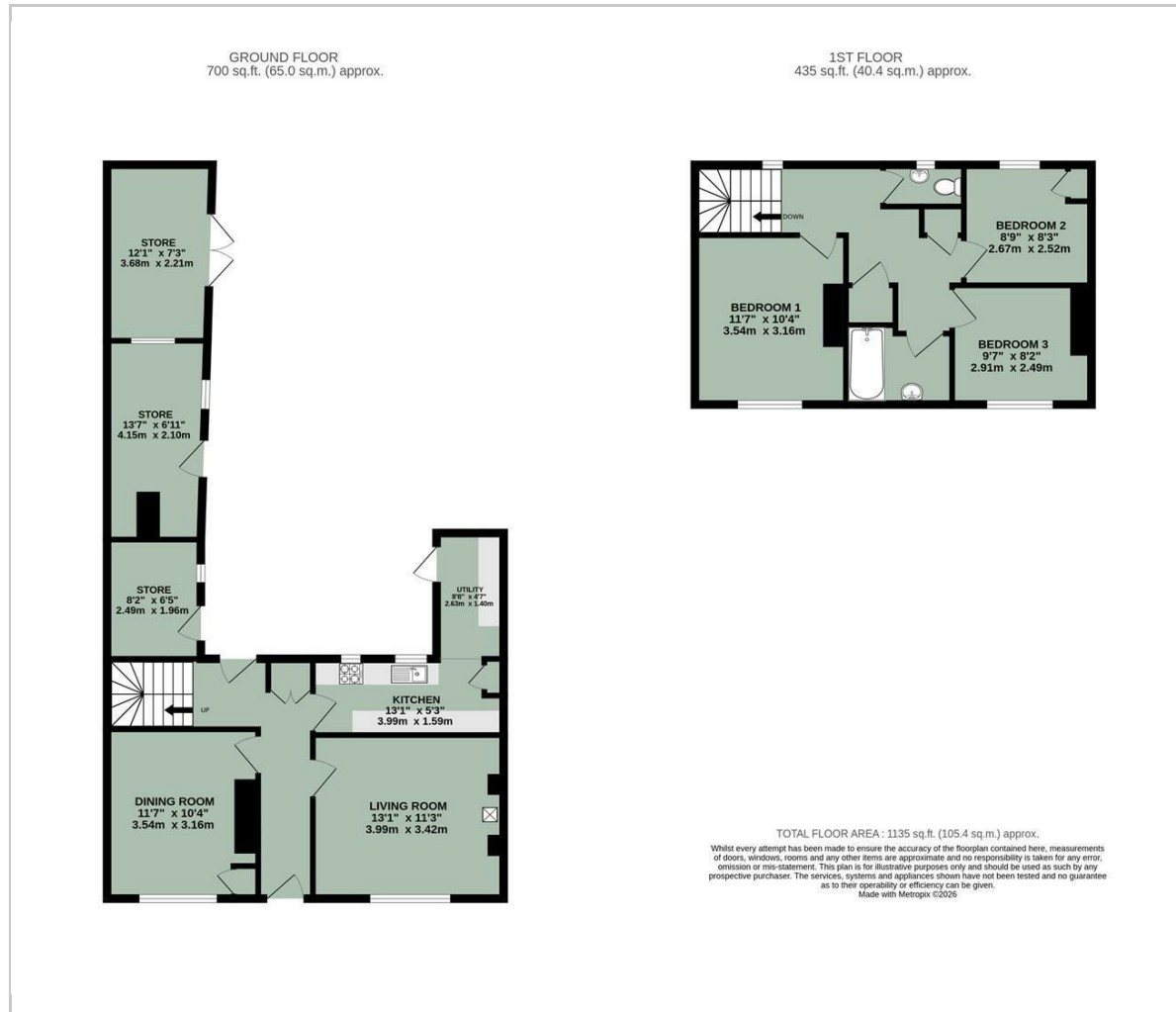
- BEAUTIFULLY PRESENTED PERIOD PROPERTY
- LOCATED IN THE CENTRE OF WATLINGTON
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE ATTACHED OUTBUILDING PROVIDING A VARIETY OF USES
- GENEROUSLY SIZED REAR GARDEN
- PERIOD FEATURES & FIREPLACES
- KITCHEN & SEPARATE UTILITY ROOM
- GRADE II LISTED



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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