

WE VALUE



YOUR HOME



Pauls Way, Watlington  
£450,000



Offered with no onward chain, this three-bedroom semi-detached home is situated within walking distance of Watlington's pubs, shops and local amenities. A south-west facing landscaped rear garden with a raised decking area is a particular highlight.

The ground floor comprises a generous living room, modern kitchen/dining room and conservatory overlooking the garden. The ground floor is completed by a useful utility/cloakroom.

Upstairs, there are three well-proportioned bedrooms, two of which are generous doubles, served by a family bathroom.

Further benefits include a shared driveway providing parking for one vehicle, with access to the garage. The property also benefits from a new garage roof, along with new fascias, soffits and guttering.

#### What The Owner Says...

"We have raised our five children here, and being close to both schools has been a huge bonus. The recreation ground is just a short distance away, with lots going on, while the pub is down the road and local shops are within easy walking distance. There is also easy access to the M40. It is a quiet neighbourhood, but there is lots going on within the community."





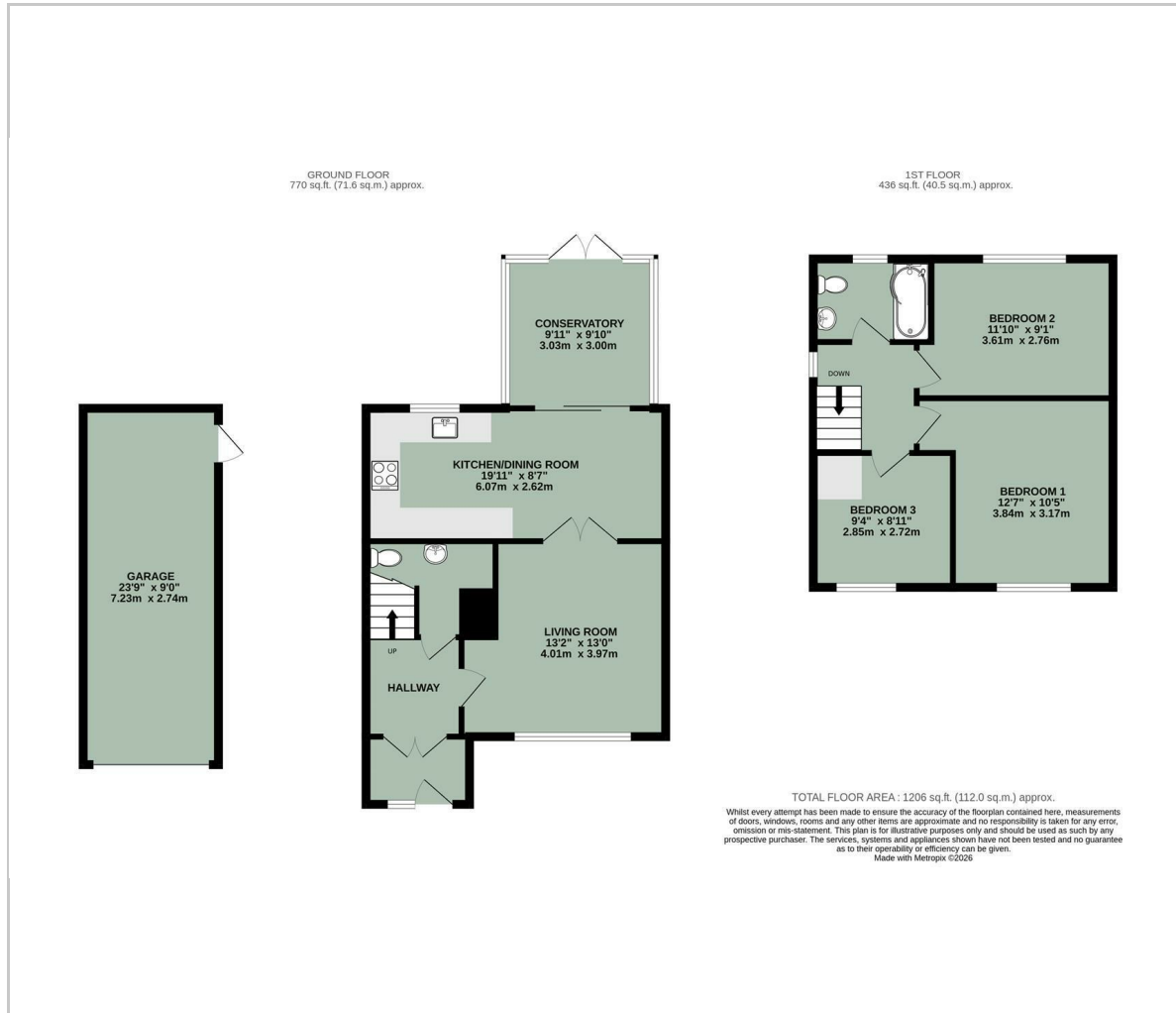
- OFFERED WITH NO ONWARD CHAIN
- SOUTH-WEST FACING, LANDSCAPED REAR GARDEN
- THREE WELL-PROPORTIONED BEDROOMS
- WALKING DISTANCE TO LOCAL PUBS, SHOPS & AMENITIES
- GARAGE & PARKING FOR ONE VEHICLE
- MODERN KITCHEN/DINING ROOM
- USEFUL UTILITY/DOWNSTAIRS CLOAKROOM
- EASY ACCESS TO THE M40, OXFORD & LONDON



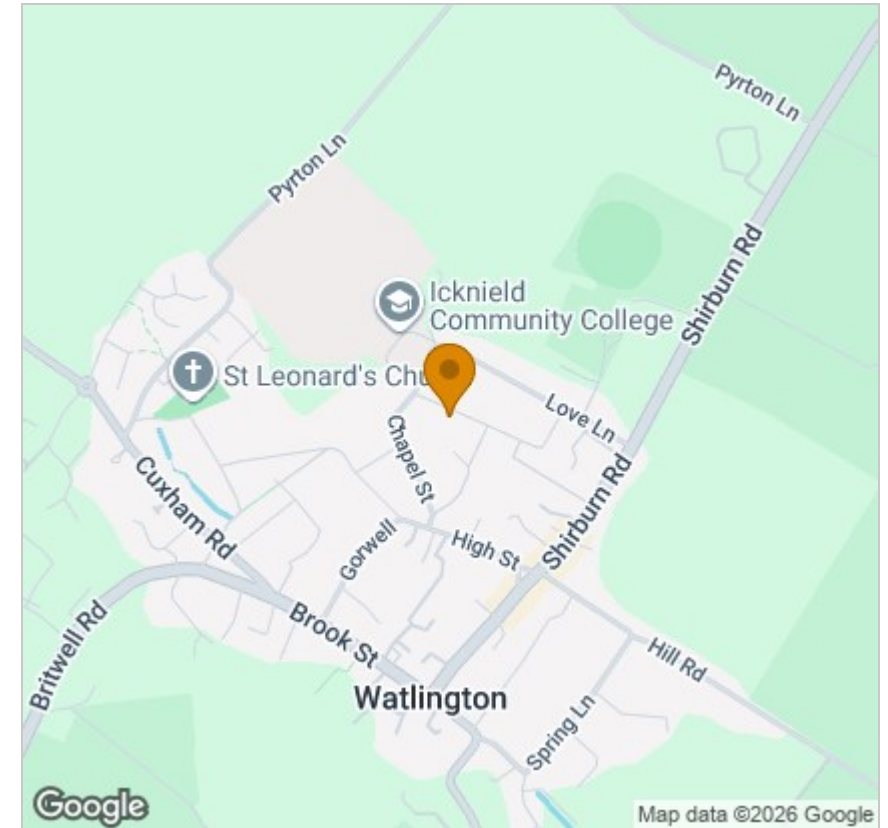
| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |         |                         |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential               |
| (92 plus) <b>A</b>                          |         |                                                | (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                            |         |                                                | (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                            |         |                                                | (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                            |         |                                                | (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>                                                 |         |                         |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> 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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