

WE VALUE



YOUR HOME



Langley Road, Chalgrove  
£450,000



Offered with no onward chain, this well-proportioned three double bedroom detached bungalow occupies a sought-after road in Chalgrove and offers plenty of potential to extend and modernise, subject to the usual consents. A key feature is the generously sized south-west facing rear garden, with Chalgrove Brook running through the far end, providing a beautiful natural outlook.

The internal accommodation comprises a spacious entrance porch, a lounge with log burner, a fitted kitchen, three well-proportioned double bedrooms, and a family bathroom. The layout offers flexibility and scope for reconfiguration to suit a buyer's individual needs.

Externally, a gated driveway provides off-street parking for up to three vehicles and access to the garage. Ideally located within walking distance of local shops, pubs and amenities, this bungalow combines a desirable village setting with exciting future potential.

What the Owner Says...

"A quiet location, south-west facing rear garden and very private."





- OFFERED WITH NO ONWARD CHAIN
- GENEROUS SOUTH-WEST FACING REAR GARDEN
- SOUGHT-AFTER ROAD IN CHALGROVE
- THREE WELL-PROPORTIONED DOUBLE BEDROOMS
- PLENTY OF POTENTIAL TO EXTEND & MODERNISE
- GARAGE & OFF-STREET PARKING FOR THREE VEHICLES
- WALKING DISTANCE TO SHOPS, PUBS & AMENITIES
- LOG BURNER TO LOUNGE
- SPACIOUS DETACHED BUNGALOW



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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