

WE VALUE



YOUR HOME



Langley Road, Chalgrove  
Offers Over £425,000



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."





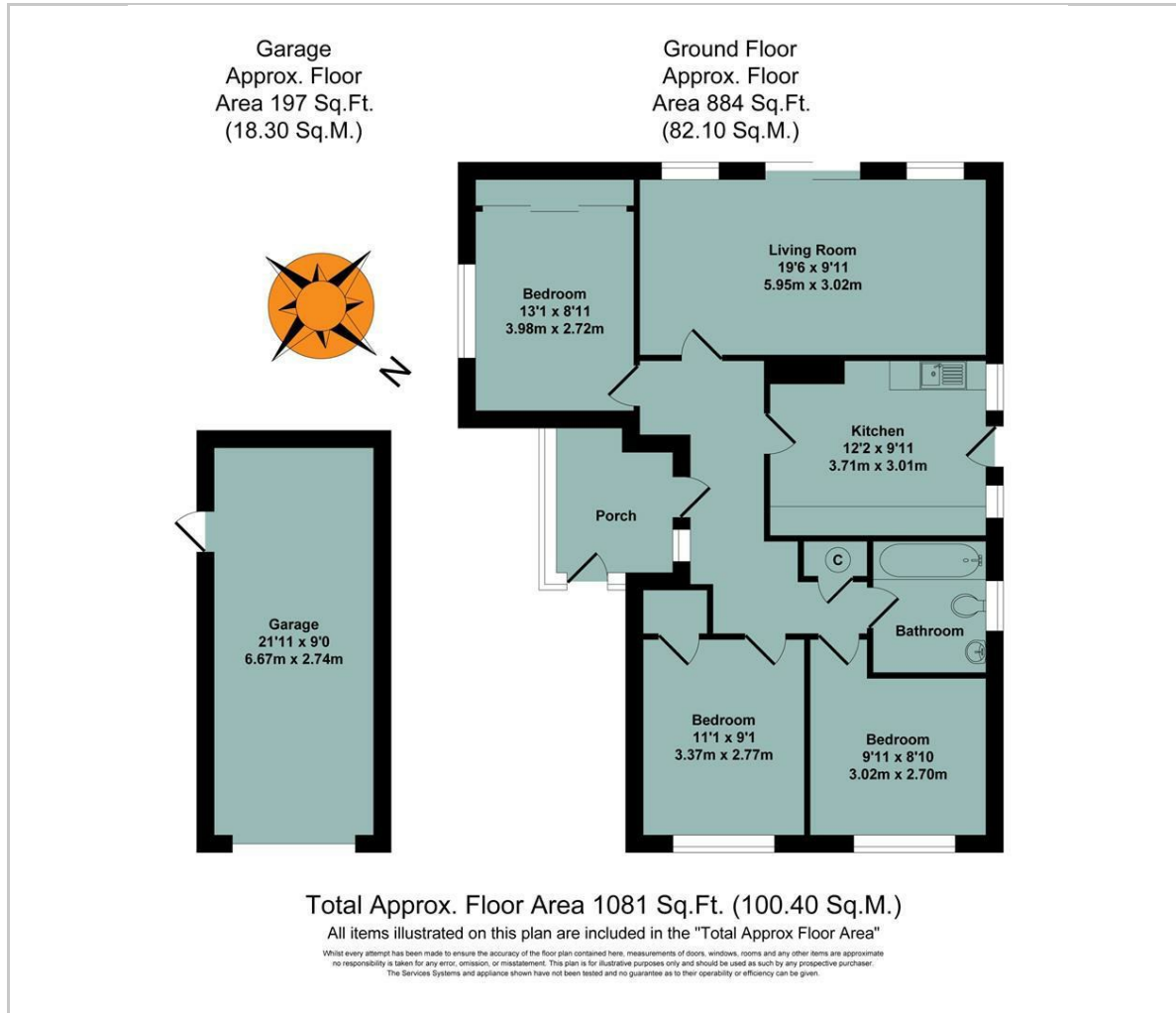
- OFFERED WITH NO ONWARD CHAIN
- GENEROUS SOUTH-WEST FACING REAR GARDEN
- SOUGHT-AFTER ROAD IN CHALGROVE
- THREE WELL-PROPORTIONED DOUBLE BEDROOMS
- PLENTY OF POTENTIAL TO EXTEND & MODERNISE
- GARAGE & OFF-STREET PARKING FOR THREE VEHICLES
- WALKING DISTANCE TO SHOPS, PUBS & AMENITIES
- LOG BURNER TO 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> (91-91)			92 plus <b>A</b> (81-91)		
<b>B</b> (81-91)			<b>B</b> (61-91)		
<b>C</b> (69-80)			<b>C</b> (69-80)		
<b>D</b> (55-68)			<b>D</b> (55-68)		
<b>E</b> (39-54)			<b>E</b> (29-54)		
<b>F</b> (21-38)			<b>F</b> (21-38)		
<b>G</b> (1-20)			<b>G</b> (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		

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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