

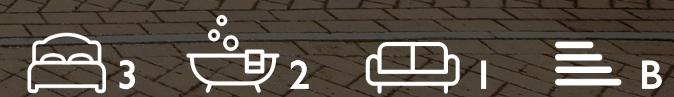
WE VALUE



YOUR HOME



East End, Cholsey  
Price Guide £450,000



Set within a development in Cholsey, this modern and well-presented three bedroom detached property offers modern living with good access to the train station.

The ground floor features a contemporary kitchen and a open-plan living/dining room with French doors opening onto the enclosed rear garden —perfect for entertaining or family life. A convenient cloakroom completes the downstairs accommodation.

Upstairs, you'll find three well-proportioned bedrooms, including a main bedroom with en-suite shower room, alongside a family bathroom serving the remaining two bedrooms.

Externally, the property benefits from a driveway providing off-street parking for up to three vehicles, together with a detached garage.

**What the Owner Says...**  
"Lovely peaceful estate with lovely neighbours."





- MODERN DETACHED FAMILY HOME
- CLOSE TO CHOLSEY TRAIN STATION WITH GOOD LINKS TO LONDON
- THREE WELL PROPORTIONED BEDROOMS
- OPEN PLAN LIVING ROOM
- ENCLOSED REAR GARDEN
- EN-SUITE, FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- GARAGE & OFF-STREET PARKING FOR THREE VEHICLES

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	95
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

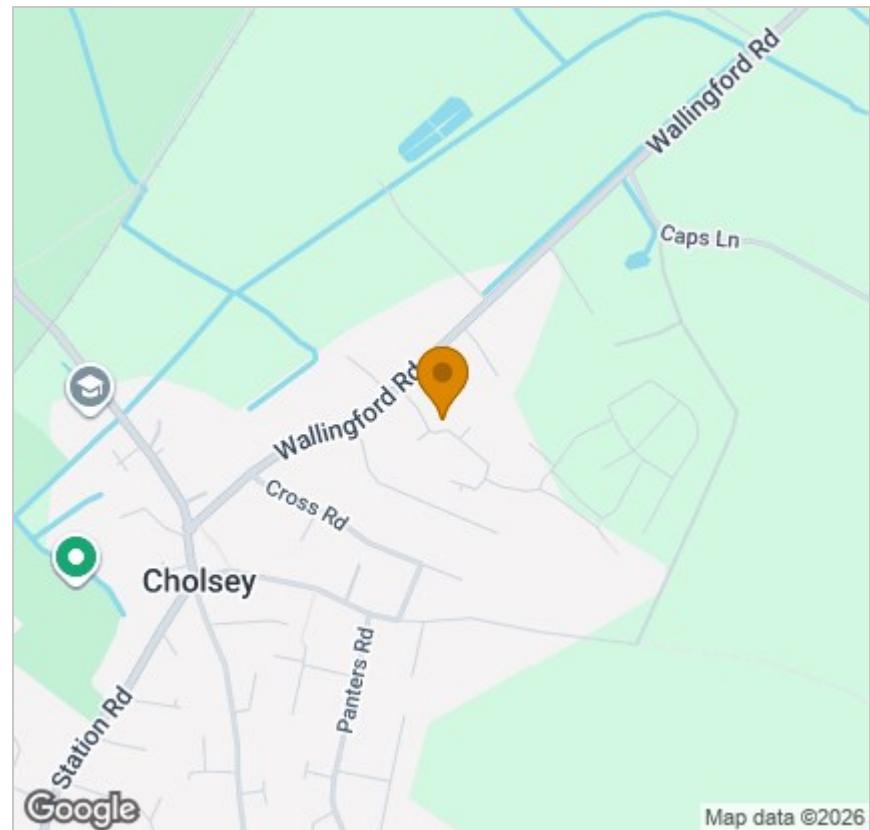
Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive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