

WE VALUE



YOUR HOME

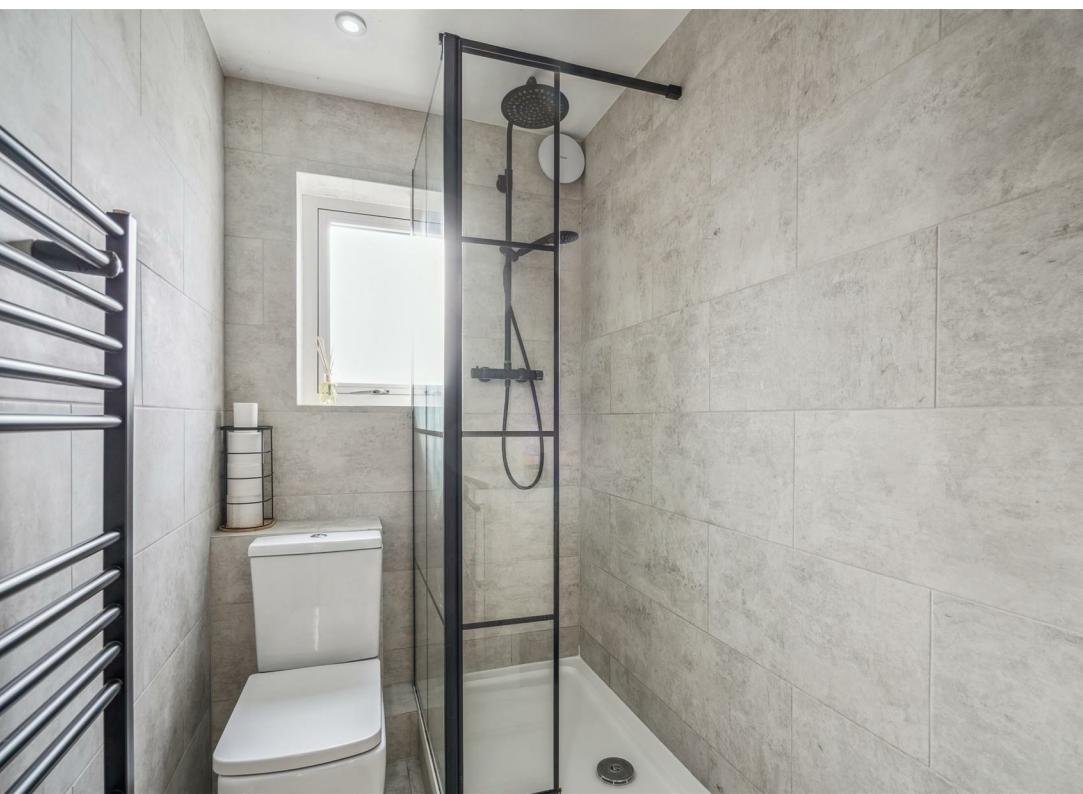


Ash Close, Watlington  
Offers Over £400,000



Occasionally a property really stands out from the crowd and this one is no exception! Extended and with a highly stylized interior fit for a magazine, this immaculate property features an enviable open-plan kitchen/dining/entertaining space with bi-folding doors opening the room up to the walled rear garden, a stunning lounge, a practical utility/boot room and to the upstairs space, two bedrooms and a contemporary shower room. With off-street parking and located within easy reach of the town amenities and major roads to London and Oxford, this striking property really does have the wow-factor!





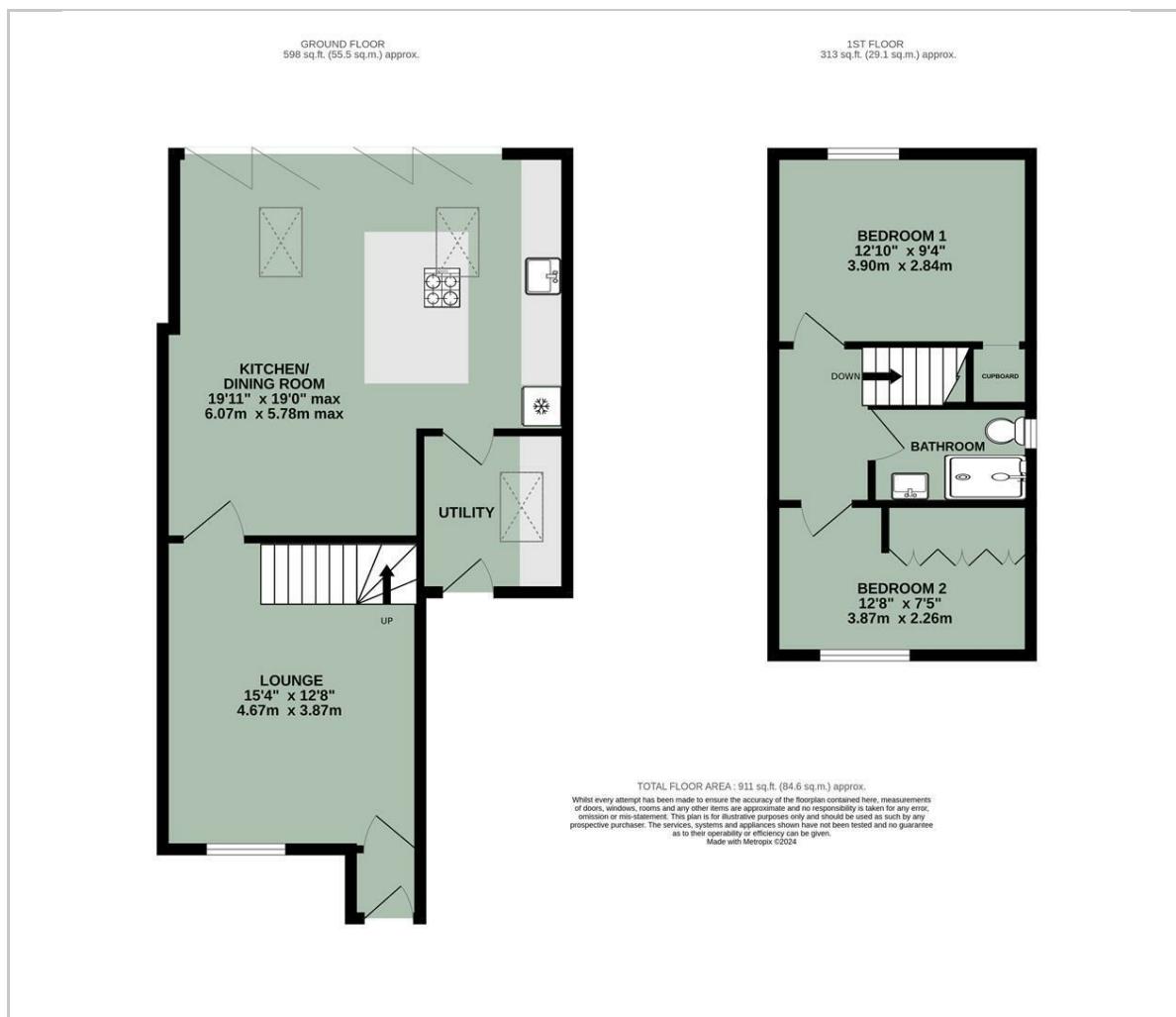
- STUNNING OPEN PLAN KITCHEN/DINER
- RENOVATED & IMMACULATEDLY PRESENTED THROUGHOUT
- EXTENDED TO THE REAR
- UTILITY / BOOT ROOM
- TWO BEDROOMS
- CONTEMPORARY SHOWER ROOM
- OFF-STREET PARKING
- WALLED REAR GARDEN
- LOCATED AT END OF A NO THROUGH ROAD
- EASY ACCESS TO TOWN AMENITIES & THE M40

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

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			
EU Directive 2002/91/EC			
England & Wales			

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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