

*** ONLINE VERSION *** | Cherry Tree Close, Cowley

£325,000



DBX1809

Bungalow

3 Bedrooms

A VERY WELL PROPORTIONED DETACHED BUNGALOW WITH LARGE GARDENS COMMANDING FABULOUS VIEWS OVER LOCAL COUNTRYSIDE AND DURYARD VALLEY

Hallway * Cloakroom * Large Sitting/Dining Room * Kitchen * Three Good Size Double Bedrooms * Family Bathroom * Double Garage * Driveway Parking * Large Gardens * Double Glazing * Gas Central Heating * Outstanding Views *

Built as a "one off" during the early 70's by a local builder, this attractive and spacious well planned bungalow occupies a very large plot at the head of a popular cul-de-sac which backs onto the Duryard Valley. Due to it's position the bungalow has a very light and airy feel and the views from the rear, which are visible from the majority of the rooms, must be seen to be appreciated. The bungalow has been extremely well maintained both internally and externally and is of fairly neutral decoration throughout. Other benefits include a modern bathroom, double glazing and gas central heating and the property has the advantage of a double garage and additional driveway parking. Cherry Tree Close is a popular elevated cul-de-sac location to the west of the City approximately one mile from the city centre. The location is quiet and from the rear, the bungalow offers a rural outlook that is rarely found within the city limits.

Early viewing is strongly recommended to fully appreciate the space and location that this property has to offer.

The **ACCOMMODATION** comprises with approximate measurements:-

DOUBLE GLAZED FRONT DOOR TO:

SPACIOUS ENTRANCE HALLWAY: With coving to ceiling. Gas central heating radiator. Access to loft space. Large range of fitted storage cupboards. Doors to all rooms.

CLOAKROOM/WC: With coloured close coupled WC and matching pedestal wash hand basin with splashbacks. Gas central heating radiator.

L SHAPED SITTING ROOM/DINER: 24'2 x 14'9 (7.37m x 4.5m). A very large, light and airy double aspect room with stunning views over the Duryard Valley. Three gas central heating radiators. Gas fire with attractive ornamental surround.

KITCHEN: 13'1 x 11'6 (3.99m x 3.51m). With a wide range of wall mounted and base units with wood effect rolled edge worktops and incorporating a stainless steel single sink with mixer taps. Four ring gas hob with integrated Bosch electric oven. Integrated dishwasher and integrated fridge/freezer. Breakfast bar. Strip light to ceiling. Gas central heating radiator. Double glazed back door to rear garden. Vinyl floor covering. Further views across the Duryard Valley.

BEDROOM 1: 19'8 x 10' (5.99m x 3.05m). An extremely spacious double aspect room affording further excellent views. Coved ceiling. Two central heating radiators.

BEDROOM 2: 9'10 x 9'10 (3m x 3m). With coving to ceiling and gas central heating radiator. Again, views as before are enjoyed from this room.

BEDROOM 3: 10'5 x 8'10 (3.18m x 2.69m). With coving to ceiling and gas central heating radiator.

FAMILY BATHROOM: With a modern three piece suite in white comprising pedestal wash hand basin, vanity style low level WC and panelled bath with hand rail. Glazed screen and power shower over bath. Gas central heating radiator. Coving to ceiling. Fully tiled in white tiles.

UTILITY AREA: Housing the Myson gas central heating combination boiler. Stainless steel single sink with taps. Plumbing for a washing machine.

OUTSIDE:

FRONT: At the front of the property is an area of long and a driveway affording access to the double garage and off road parking for two cars.

REAR: At the rear of the property is a very large garden which feature levels of lawned and shrubbed areas. The gardens extends to the side of the property and affords excellent views. There is also an area of patio immediately from the back door. There is abundant space, if required, for the addition of a balcony area of conservatory here, subject to necessary planning consents. Steps down to the rear entrance of double garage, in which will be found a utility area.

UTILITY AREA: Housing the Myson gas central heating combination boiler. Stainless steel single sink with taps. Plumbing for a washing machine.

DOUBLE GARAGE: The garages at present have a dividing wall and are accessed via two separate single garages doors and this could easily be incorporated into a large double unit if required.

FIRST GARAGE: 19'8 x 9'11 (5.99m x 3.02m). With electric door and ceiling striplight.

SECOND GARAGE: 17'7 x 8'6 (5.36m x 2.59m). With ceiling striplight.

AGENTS NOTES: In accordance with the Estate Agents Act 1979, please note that this property is owned by a relative of the owner of Bower & Bower

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.







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