

WE VALUE



YOUR HOME



French Laurence Way, Chalgrove  
Offers Over £600,000





Located within a desirable cul-de-sac, this detached family home offers plenty of space for all the family both inside and out! Featuring plenty of reception space to the ground floor plus a separate utility and cloakroom, three bedrooms all with built-in storage and an en-suite to the main bedroom and to the outside area, a sunny south-east facing rear garden complete with a timber studio/cabin that can accommodate a home office, gym or hobby room, a double garage and ample off-street parking! If you are looking to upsize in this popular village, this property could provide the perfect family home.







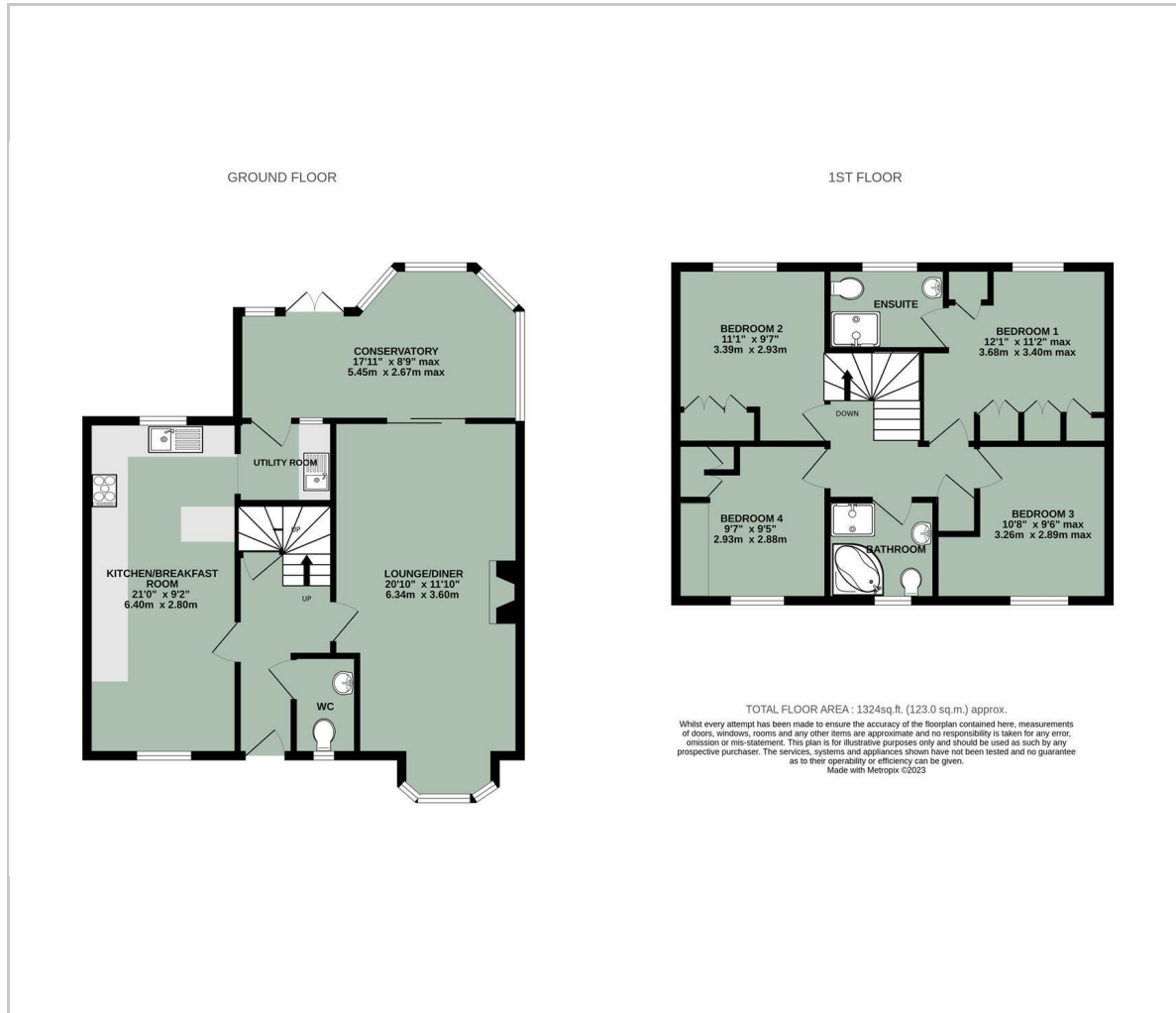
- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- SOUTH-EAST FACING REAR GARDEN
- UTILITY ROOM & CLOAKROOM
- EN-SUITE TO THE MASTER
- BUILT-IN STORAGE TO ALL BEDROOMS
- GARDEN STUDIO/CABIN
- DOUBLE GARAGE
- AMPLE OFF-STREET PARKING
- CUL-DE-SAC LOCATION



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-101 <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(52-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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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28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL  
Tel: 01491 839999 opt.1 Email: [sales@inhouseestateagents.co.uk](mailto:sales@inhouseestateagents.co.uk) [www.inhouseestateagents.co.uk](http://www.inhouseestateagents.co.uk)