

WE VALUE



YOUR HOME



Ash Close, Watlington  
Offers Over £400,000

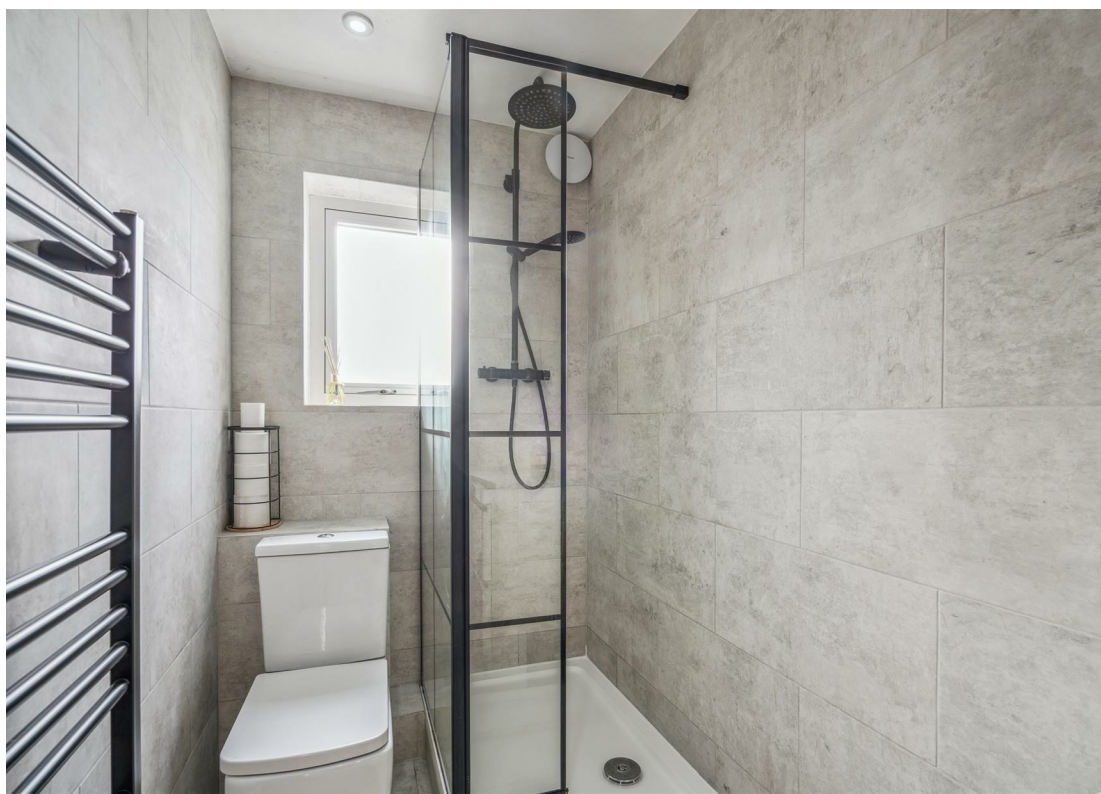


Occasionally a property really stands out from the crowd and this one is no exception! Extended and with a highly stylized interior fit for a magazine, this immaculate property features an enviable open-plan kitchen/dining/entertaining space with bi-folding doors opening the room up to the walled rear 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!





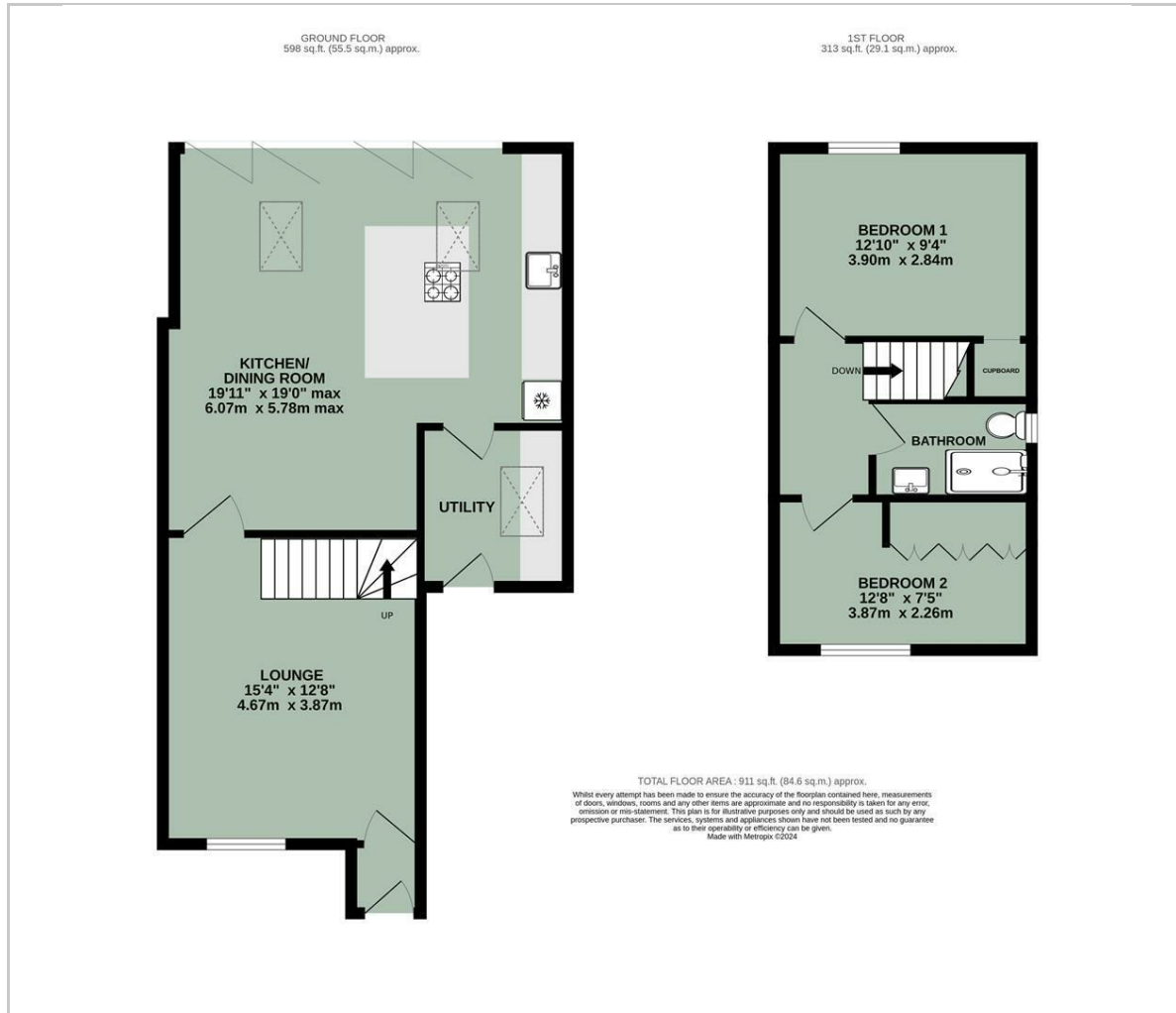
- STUNNING OPEN PLAN KITCHEN/DINER
- RENOVATED & IMMACULATLY PRESENTED THROUGHOUT
- EXTENDED TO THE REAR
- UTILITY / BOOT ROOM
- TWO BEDROOMS
- CONTEMPORARY SHOWER ROOM
- OFF-STREET PARKING
- WALLED REAR GARDEN
- LOCATED AT END OF A NO THROUGH ROAD
- EASY ACCESS TO TOWN AMENITIES & THE M40



Energy Efficiency Rating		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>			92 plus <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</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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