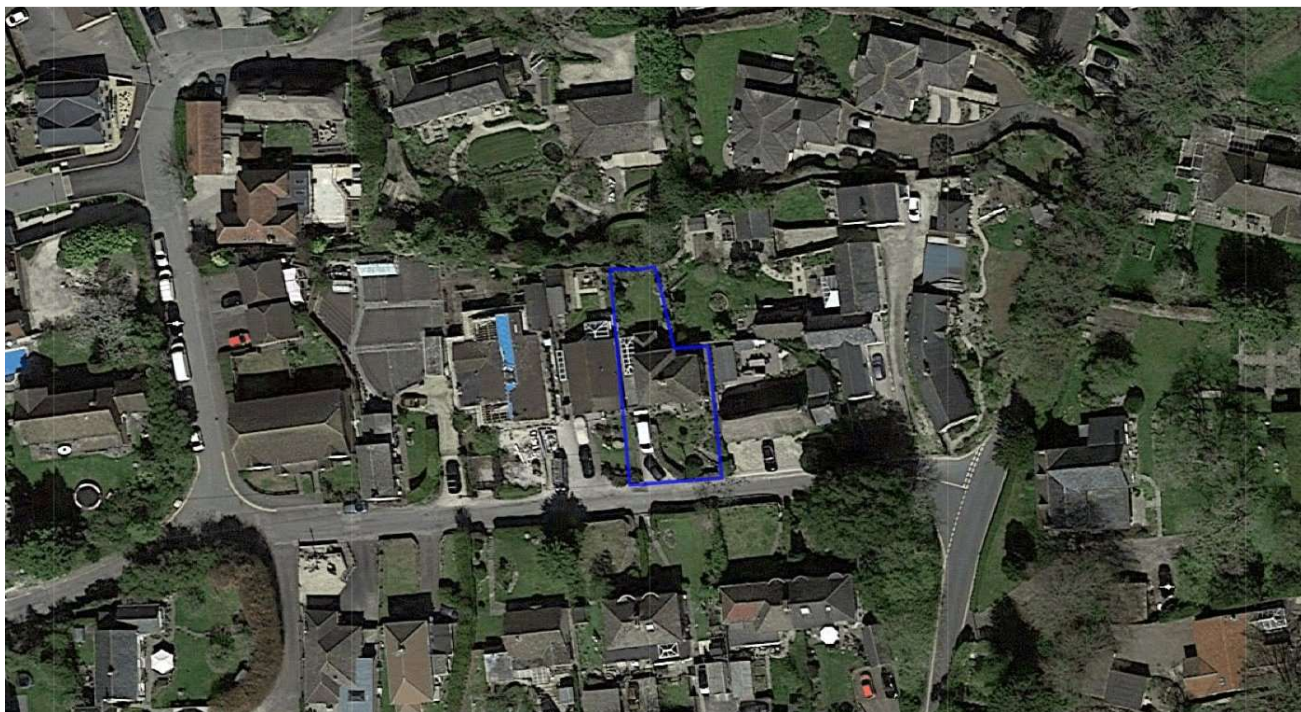




richard
james

Closome, Turnball, Chiseldon, SN4 0LJ

Offers in the region of £525,000



IN A NUTSHELL

 **4**
 **3**
 **2**

AVAILABLE FOR THE FIRST TIME IN OVER 50 YEARS, SUBSTANTIAL 4 BEDROOM ENSUITE DETACHED FAMILY HOME, QUIET VILLAGE LOCATION, NO ONWARD CHAIN

Situated in a quiet & popular Chiseldon road in the heart of the village, we are pleased to present this deceptively spacious 4 bedroom ensuite family home. The property benefits from uPVC double glazing, gas radiator central heating, cloakroom, sitting room, dining room, uPVC double glazed conservatory, fitted kitchen, utility room, master bedroom with ensuite, 3 further bedrooms, family bathroom, garage & private gardens. The property is well located for all local amenities, shops, schools etc & M4 J15. The property is offered with no onward chain & viewing is highly recommended by the vendor's sole agent.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

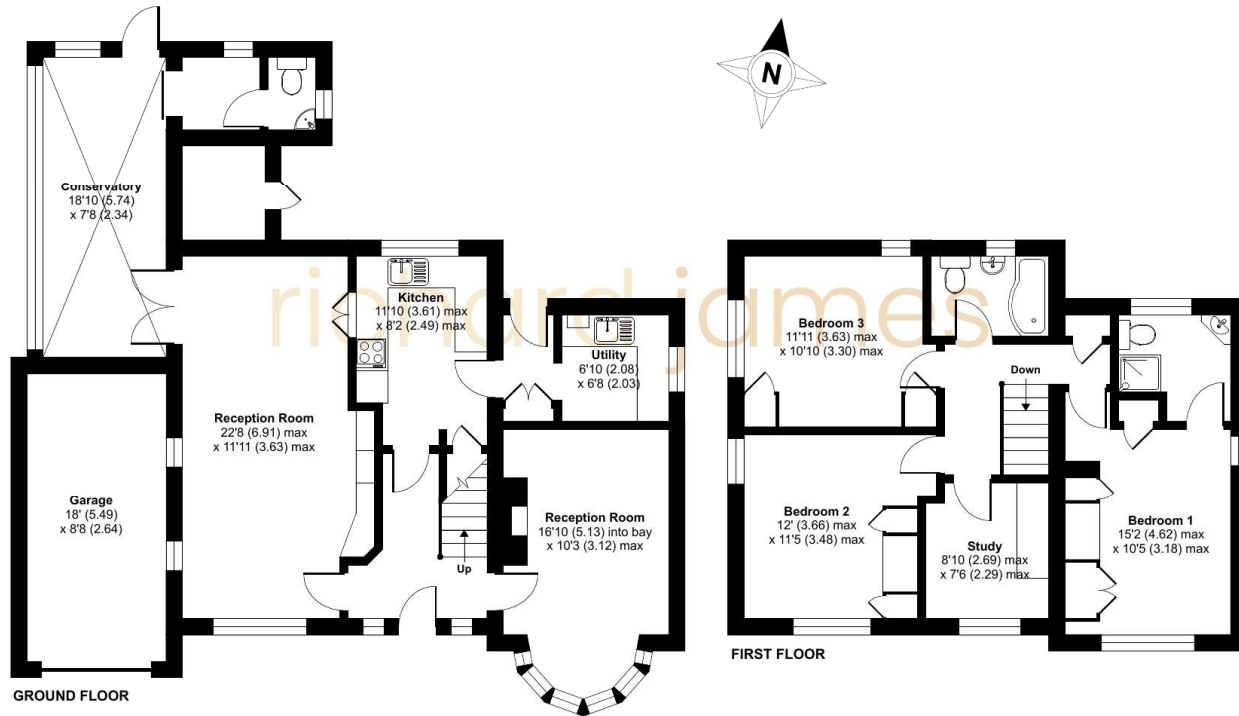


EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

Approximate Area = 1681 sq ft / 156.1 sq m (includes garage)
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1209963

Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

CALL US FOR A FREE VALUATION ON YOUR PROPERTY...

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